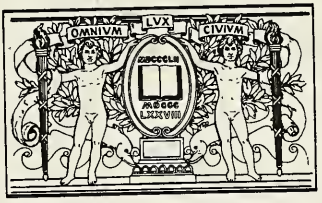
BOSTON PUBLIC LIBRARY
3 9999 06583 029 9
BRA
2878



BOSTON
PUBLIC
LIBRARY

"BOSTON PUBLIC LIBRARY"

Property Of
BOSTON REDEVELOPMENT AUTHORITY
Library

CAMPUS HIGH DATA BANK CHECKLIST

BRA
2878

N.B.: Where available and appropriate, data has been collected for both the total Project Area and the Early Land Acquisition Area and generally has been listed on separate pages. When this is done, data for the total Project Area precedes that for the Early Land Acquisition Area.

* * * * * * * * *

Summary Facts

1. Summary Fact Sheets on Project Area and Early Land Area
2. General Areas (+ map) and Proposed land Uses
3. Planning Schedule
4. Campus High School Questions and Answers
5. Statement by E. J. Logue

Address List

1. Street, Address, and Block Directories

Campus High

1. Campus High School Fact Sheet and Background Information
2. Memos on Enrollment, Finance, State Board of Education comments
3. Memo to Logue (Stainton and Mertens only)

Project Area Data

1. Project Area Report (E-212)
2. Form H-6120 (Project Area Data)
3. Environmental Deficiencies
4. Boundary Descriptions: Project Area and Early Land

Land Use

1. Land Use Summaries: Project Area and Early Land

Building Data

1. Building and Dwelling Condition Summaries: Project Area and Early Land

2. Data on New Construction and Alterations: Project Area and Early Land

3. Data on Demolitions: Project Area and Early Land

4. Housing Characteristics: Project Area and Early Land

5. Unsafe and Dangerous Buildings: Project Area and Early Land

Acquisition

1. Acquisition Summaries: Early Land

Clearance

1. Clearance Summary: Early Land

Relocation

N.B.: 1. Business Relocation Data is included under Businesses

2. Detailed Relocation data are included in Separate Relocation Data Bank

1. Relocation Summaries: Project Area and Early Land

2. Form HUD-6122 (Estimated Housing Requirements and Resources for Displaced Families)

3. Public Housing Eligibility and Assignment: Early Land

4. Housing Resources for Relocatees

5. Concurrent Relocation Requirements and Resources

6. Comm. of Mass. Relocation Payment Schedule

Population

1. Population Characteristics: Project Area and Early Land

2. Population/Displacement Summary: Project Area and Early Land

Businesses

N.B.: Detailed data and Contact Reports are included in Separate Relocation Data Bank

1. Business Summary: Project Area

2. Business Relocation Summary: Early Land

3. Analysis of Businesses to be Relocated: Early Land

4. List of Businesses to be Relocated: Early Land

5. List of Businesses Outside of Early Land

6. Hampshire-Simmons Streets Industries Data

7. Lodging Houses List: Project Area

8. S. B. A. Loan Summary

Liquor Licences

1. Liquor Licence Data: Project Area and Early Land

Institutions

1. Institution Summary: Project Area and Early Land

2. List of institutions: Project Area and Early Land

3. Institutional Property to be Acquired: Early Land

4. Institutional Property Outside of Early Land Area

Public Facilities

1. Public-owned Properties to be Acquired: Legal Data

2. Public School Data: Project Area and Early Land

Digitized by the Internet Archive
in 2010 with funding from
Boston Public Library

http://www.archive.org/details/campushighdataba00bost

3. Park and Playground Facilities: Early Land

4. Health and Welfare Facilities: Project Area and Early Land

Project Improvements

1. Street Improvements Data: Project Area

2. Inner Belt and SW Expressway Schedules

Financing

1. Project Costs Summary: Early Land activities

2. Forms HUD-6220 and HUD-6121 (Early Land Loan Data)

Assessment-Tax

1. Assessment-Tax Data Summary: Project Area and Early Land

2. List of Tax Exempt Properties: Early Land

3. List of Tax-Foreclosed Properties: Early Land

Public Relations

1. Letters to Residents

2. Telegram to Logue from Residents et al.

Miscellaneous

1. Representatives in State Legislature from the Project Area

2. Maps of the Project Area and Early Land

   a. Early Land Acquisition
   b. Block Numbers
   c. Census Tracts

NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

Made in U. S. A.

NATIONAL

280—Colored Tabs
281—Clear Tabs

Campus High School

Early Land Acquisition Fact Sheet

Name of Project	Campus High School
Project Area	129.2 acres
Early Land Acquisition Loan:	$ 7,017,359
Acquisition Data:	
Area to be acquired (total)	57.3 acres
1. Parcels	47.9 acres
2. Rights of way	9.4 acres
No. of parcels (fed.) to be acquired	293
No. of buildings to be acquired	364
No. of dwelling units to be acquired	632
Acquisition cost:	$ 4,222,800
Relocation Data	[illegible]
No. of persons to be relocated	1,162
No. of families to be relocated	299
No. of individuals to be relocated	85
No. of businesses to be relocated	86

Proposed Reuse (Early Land Acquisition)

1. Approximately 32.7 acres for campus-type city high school for 5,000 students, to replace the existing English High School.

2. Approximately 2.6 acres for portions of the Inner Belt and Southwest Expressway and for a new Dudley Street.

3. Approximately 15 acres for new low-and moderate-income housing.

Project Area Summary Fact Sheet

I.	Project Area	129.2 acres		
II.	Land Use	Acres		Percent
	Residential	38.8		30.0
	Dwelling purposes	21.4		16.6
	Community facilities	17.4		13.4
	Non-Residential	29.1		22.5
	Commercial	16.3		12.6
	Industrial	9.7		7.5
	Institutional	3.1		2.4
	Vacant	23.7		18.4
	Residential	18.3		14.2
	Non-Residential	5.4		4.2
	Streets and Ways	37.6		29.1
III.	Parcels			
	Total	953		
	Vacant	396		41.6
	Tax-Foreclosed	255		26.8
IV.	Population	Total	White	Non-White
	1940	7,411	4,381	3,030
	1950	7,709	3,823	3,886
	1960	4,248	1,531	2,717
	1966 (est.)	3,034	843	2,191
	Families	747	233	514
	Individuals	168	56	112

V.	Households	1,191	
	Standard	11	0.9%
	Deficient/Substandard	1,180	99.1%
	Vacant	361	30.3%
	Owner-Occupied	120	14.5%
	Non-owner Occupied	710	85.5%
VI.	Structures	652	
	Standard	52	8.0%
	Deficient/Substandard	600	92.0%
	Vacant	79	12.1%
VII.	Businesses	284	
	Business Concerns	253	
	Institutions	22	
	Non-profit Organizations	9	

Acquisition Area Summary Fact Sheet

I. Acquisition Area — 57.3 acres

II. Land Use	Acres	Percent
Residential	16.7	29.1
Dwelling purposes	11.6	20.2
Community facilities	5.1	8.9
Non-Residential	12.2	21.3
Commercial	5.9	10.3
Industrial	5.0	8.7
Institutional	1.3	2.3
Vacant	19.0	33.2
Residential	14.4	25.1
Non-Residential	4.6	8.1
Streets and Ways	9.4	16.4

III. Parcels

Total	616	
Vacant	317	51.5
Tax-Foreclosed	224	36.4

IV. Population	Total	White	Non-White
1940	4,642	2,376	2,266
1950	5,130	2,136	2,994
1960	2,213	686	1,527
1966 (est.)	1,162	304	858
Families	299	91	208
Individuals	85	26	59
Families and Individuals	384	117	267

V.	Households (Dwelling Units)	632	
	Standard	8	1.2%
	Deficient	56	8.9%
	Substandard	568	89.9%
	Vacant	248	39.2%
	Owner-Occupied	63	16.4%
	Non-owner Occupied	321	83.6%
VI.	Structures	364	
	Standard	27	7.4%
	Deficient	39	10.7%
	Substandard	298	81.9%
	Vacant	68	18.7%
VII.	Businesses	86	
	Business Concerns	70	
	Institutions	12	
	Non-profit Organizations	4	

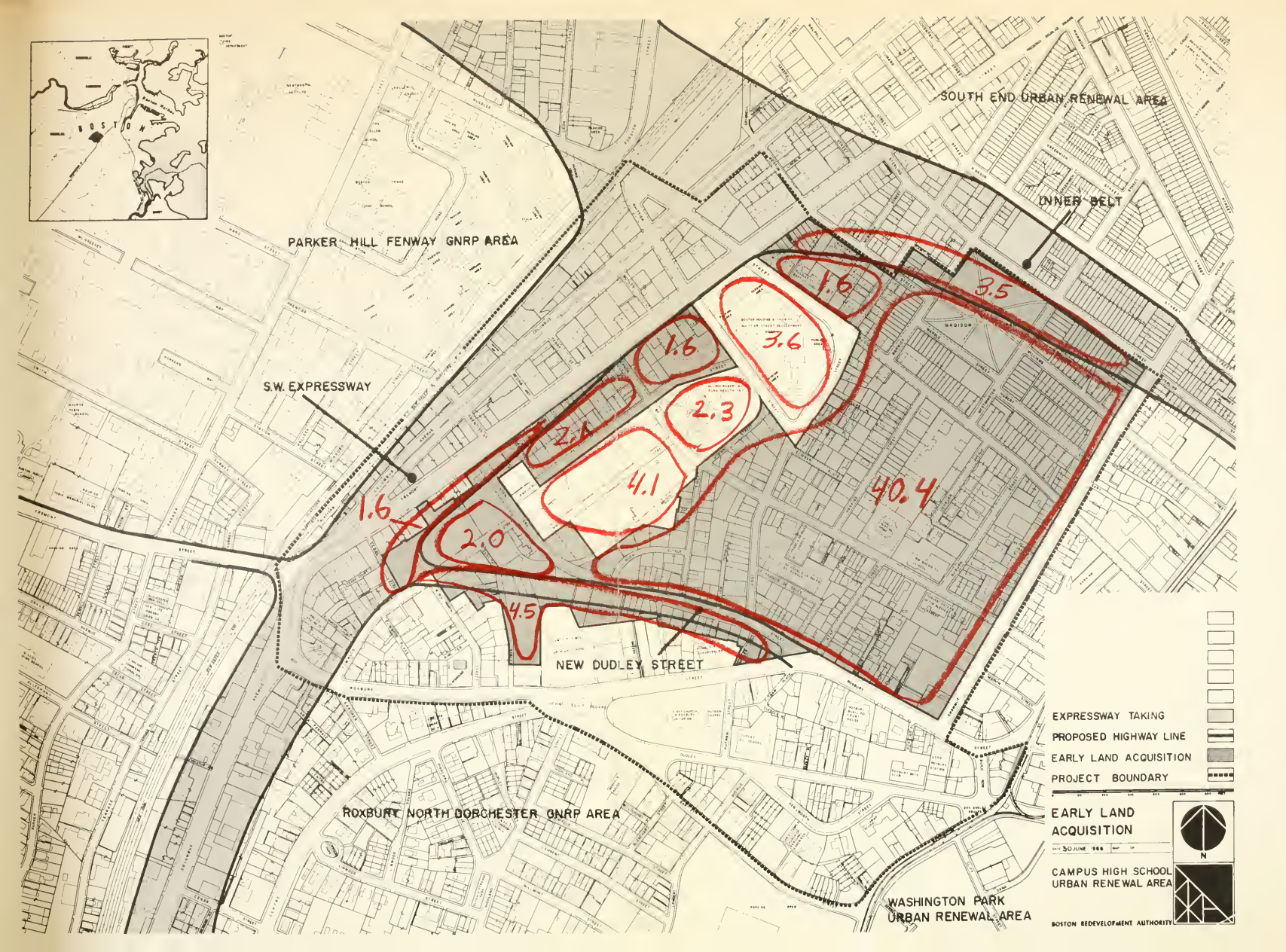
Campus High School Project Area

General Areas (approx.)

1.	Whittier Street Housing Project:	3.6 acres
2.	Hampshire-Simmons Streets: Industrial Properties	4.1 acres
3.	White Fund Health Unit and Park:	2.3 acres
4.	Ruggles Street Baptist Church Area:	1.6 acres
5.	Hampshire Street-Tremont Street Area (next to industries):	2.1 acres
6.	Linden Park-New Dudley-Tremont Streets Triangle	2.0 acres
7.	Vernon-Hampshire-Whittier-Tremont Streets Block:	1.6 acres

Proposed Reuse Areas

Total Project Area		57.3 acres
Campus High School		32.7 acres
Highways		9.6 acres
	Inner Belt 3.5 acres	
	Southwest Expressway 1.6 acres	
	New Dudley Street 4.5 acres	
Low-and Moderate-Income Housing		15.0 acres


BOSTON
PARKER HILL FENWAY GNRP AREA
SOUTH END URBAN RENEWAL AREA
INNER BELT
S.W. EXPRESSWAY
1.6
3.5
1.6
3.6
2.3
2.4
4.1
40.4
1.6
2.0
4.5
NEW DUDLEY STREET
ROXBURY NORTH DORCHESTER GNRP AREA
WASHINGTON PARK URBAN RENEWAL AREA
EXPRESSWAY TAKING
PROPOSED HIGHWAY LINE
EARLY LAND ACQUISITION
PROJECT BOUNDARY
EARLY LAND ACQUISITION
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
N
BOSTON REDEVELOPMENT AUTHORITY

CAMPUS HIGH SCHOOL

Questions and Answers

1. Why has this site been chosen for a high school?

   More than 20 sites were considered. This one was chosen because it is centrally located and therefore exceptionally accessible to all the children of Boston and because the deteriorating conditions of the site provide a major opportunity for development.

2. Why is so much land needed for the school?

   The high school that is proposed is of a size and concept that does not exist in Boston today. It will be a campus type of school, accommodating 5500 students, with many specialized facilities. Even if accepted standards for such a school are modified because of the urban setting, a large area - at least 45 acres - is required.

3. Will the facilities of the school be available to the adjacent community?

   Yes. The School Committee has a firm policy of making all recreational facilities, such as playing fields and tennis courts, available when they are not in use by the schools.

4. Are other uses planned in the area to be acquired for the high school? Is it possible to build housing or other neighborhood facilities?

   Any other uses in this area will be very limited, but during the planning period the BRA will study other possibilities for any land that may be available and not required for the school.

Questions and Answers continued

5. Is all the property within the project boundary going to be taken eventually?

No. The BRA is now seeking approvals to acquire only the land clearly designated as an acquisition area. During the time that work is going on in this area, study of the remainder of the project will take place and an urban renewal plan will be formulated. The plan may call for some additional clearance, but there will also be extensive rehabilitation of existing buildings. Before any further action can be taken, the same procedure of hearings and approvals must be followed.

6. Why does the project include more than the high school site?

There are three reasons:

a. To tie in to the South End and Washington Park projects.

b. Because the following public facilities are scheduled to be abandoned and their locations made available for redevelopment- Roxbury Court House, Roxbury Boys' Club, the Dudley and Dillaway Schools, and possibly the Post Office.

c. To provide a road improvement connecting Shawmut Avenue and Washington Street.

7. What is the schedule for the early land program and the high school?

The Authority expects to have the early land program approved by the City Council, the State, and the Federal government by the end of the year. Relocation interviews and appraisals of property will begin immediately thereafter. The purchase of property and the relocation of households and businesses should be under way by spring. Buildings will be cleared and the ground prepared for construction during 1967 and 1968. Construction of the school will begin during 1968, with the first classes scheduled for September, 1970.

Questions and Answers continued

8. Where will families move to?

There will be plenty of low- and moderate-income housing available. Approximately 700 units of moderate-income housing in Washington Park will be ready for occupancy.

Furthermore, people displaced by government action have priority in publicly aided housing, including public housing units that become available as a result of normal turnover, newly built housing units for the elderly, and private apartments that are leased by the Housing Authority.

9. Why are the industries on Simmons Street not being taken?

No final determination about the industries has been made. They will remain for the immediate future because 750 people are employed there and because finding suitable replacement sites is very difficult - new industrial buildings require three or four times as much space as older ones, and in Boston vacant land for any purpose is very hard to find.

10. When will the highways be constructed?

The Department of Public Works intends to begin construction during 1967 of the portions of the Inner Belt and Southwest Expressway that abut the project and to have them ready to open in 1971. The Inner Belt is expected to be completed somewhat sooner than the Southwest Expressway

11. Are Dudley Square and the elevated on Washington Street going to be replaced?

The MBTA intends to build tracks alongside the Southwest Expressway to replace the Washington Street line, so that the line may be demolished as early as 1971. Dudley Station will be replaced by a new terminal in the vicinity of Roxbury Crossing.

Questions and Answers continued

12. Will the BRA make the takings for the highways?

No. The Massachusetts Department of Public Works will acquire the necessary property. However, the BRA expects to provide relocation services under contract to the D.P.W.

13. How does the BRA determine the value of property to be acquired?

The Authority contracts for appraisals of each property by two independent professional appraisers and sets a price that is consistent with the appraisals. Prices are then approved by the Federal government.

A negotiator representing the Authority discusses the purchase with the owner. If the owner accepts the price offered, the Authority purchases the property promptly. If the owner does not accept the price, the Authority pays him a minimum of 75 percent of the price it has offered (a pro tanto payment) and takes possession of the property, leaving the owner the right to ask the court to set a different price.

After acquiring the property in either way, the Authority must give occupants of the property 120 days' notice to vacate.

STATEMENT BY EDWARD J. LOGUE, JULY 19, 1966, ON BOSTON REDEVELOPMENT AUTHORITY PUBLIC HEARING TO BE HELD MONDAY, JULY 25, 1966

"Monday night, July 25, at the Timilty Junior High School, there will be a public hearing by the Boston Redevelopment Authority on plans to take the first steps to create the long-sought, new Campus High School.

"Four years ago in a report on the Boston school program, the Campus High School was recommended as top priority in the rebuilding of the Boston School System. This recommendation has long been supported, and action has been urgently requested by a wide variety of civic groups, including groups interested in education and civil rights. One of the key features of the school is that it is insured that the new Campus High will be a racially balanced secondary school. Monday night's hearing climaxes a four-year search for a site which could be approved by the City Council, the School Committee, and the Redevelopment Authority. More than twenty sites were studied by the Redevelopment Authority and reported on to the school committee. Finally, last winter, the School Committee, by a majority vote, spoke in favor of the so-called Madison Park Site.

"Although the area today is one of the most heavily blighted in the City of Boston, an area where many houses have been torn down over the last ten years, it is very centrally located and can provide a very well located site which can attract pupils from all over the school system. In addition, it is expected to add great strength to the Roxbury, Dorchester, and South End neighborhoods, and wide-

spread support is expected at the hearing from representatives from these communities. Less than four-hundred families are located in the early land acquisition area part of the site. With the several hundred new homes either under construction or to be placed under construction in the Washington Park and South End areas, satisfactory relocation will be readily possible, according to a Boston Redevelopment Authority spokesman. The rent supplementation program and the lease housing program available for the first time in Boston has been approved for a large number of units and will be made available to families being relocated from the Madison Park Area.

"If approved by the Board of the Boston Redevelopment Authority, the measure will then go, after the hearing, to the City Council which will be expected to hold a public hearing. Final approval will come only after favorable action from the City Council, the Mayor, the Board of the Boston Redevelopment Authority, the state and federal government."

CAMPUS HIGH SCHOOL

PROJECT AREA

Address Directory

Allard Court

Archer Terrace (Hayden Terrace)

Auburn Street

Bartlett Court

Bartlett Street (1-73)
(odd only)

Bonell Terrace

Cabot Place (even side only)

Cabot Street (122-268)
(135-287)

Church Place

Columbus Avenue (878-1192½)
(921-1157)

Conant Place

Crawshaw Place

Crossin Place

Dallas Place

Downing Street

Dudley Place

Dudley Street (38-112)
(1-105)

Dunlow Place

Dunlow Street

Elmwood Court

Elmwood Place

Elmwood Street

Gay Street

Governor Dudley Square (no #'s)

Guild Row

Hampshire Street

Haskins Street

Howe Court

Hubert Street

John Eliot Square (1-3)

Johns Court

Kenesaw Terrace (Prentiss Place)

Kenilworth Street

Campus High School Project Area Address Directory

Kent Street

King Street

King Terrace

Laban S. Beecher Square

Lambert Avenue (4-14)
(both sides)

Lamont Street

Linden Avenue

Linden Park Street

Luteman Place

Malbon Place

Marble Street

Medina Way

Motley Street

Oakburn Avenue

Perkins Place

Pratt Court

Prentiss Street (4-26)
(3-21)

Putnam Place

Putnam Street

Roxbury Court

Roxbury Street (2-130)
(53-319)

Roxbury Terrace

Ruggles Street (50-226)
(59-211)

St. Francis De Sales Street

Shailer Avenue

Shawmut Avenue (697-835)
(odd only)

Sigel Court

Simmons Street

Station Street (4)

Sterling Street (54-84)
(even only)

Suffolk Place

Sumner Place

Terry Street

Texas Court

Texas Street

Tilden Place

Tremont Street (1118-1348)
(1115-1329)

Vernon Court

Vernon Place

Vernon Street (40-end)
(35-end)

Warwick Street (101-end)
(both sides)

Washington Street (2355-2501)
(odd only)

Campus High School Project Area Address Directory

Westminster Street (62-end)
(both sides)

Weston Place

Weston Street (1-15)
(2-76)

Whittier Street (20-86)
(15-61)

Williams Square

Williams Street (51-81)
(58-84)

Willis Terrace

CAMPUS HIGH SCHOOL

PROJECT AREA

Address and Block Directory

STREET	#	BLK.
Allard Court	all	92,93
Archer Terrace (Hayden Terr.)	all	131
Auburn Street	all odd	102
	all even	103
Bartlett Court	all	131A
Bartlett Street	(1)-(43)	131
	55-73	131A
Bonell Terrace	all	131
Cabot Place	all even	79B
Cabot Street	(122)-128	79B
	136-(156)	78A
	162-222	101
	226-242	100
	250-268	99
	131-(145)	84
	155-195	86
	(207)-225	87A
	233-287	96D
Church Place	all	101
Columbus Avenue	878-916	S7 B7
	924-938	S7 B6A
	940-946	S7 B5C
	968-1002	S7 B5A
	(1006-1032)	S7 B4A
	1036-1050	S7 B3A
	(1068)-1106	S7 B2A
	1120-1192½	92,93
Columbus Avenue (cont.)	921-931	S7 B6B
	933-1057	S7 B5B &S7 B4B
	1061-1119	S7 B2B
	1123-1157	S7 B1
Conant Place	all	95
Crawshaw Place	all	89
Crossin Place	all	94
Dallas Place	all	101
Downing Street	all even	87A
	all odd	87B
Dudley Place	all	107
Dudley Street	even	108
	38-112	107
	(1)-23	131A
	37-71	132
	75-105	131
Dunlow Place	all	96A
Dunlow Street	all even	95
	all odd	96A
Elmwood Court	all	92,93
Elmwood Place	all	94
Elmwood Street	1-(45)	94
	(57)-(79)	95
	81-97	96A
	2-38	92,93
	42-96	91

Campus High School Project Area Address and Block Directory Cont.

STREET	#	BLK.
Gay Street	all even	96A
	all odd	97,98
Guild Row	all even	62
	all odd	107
Hampshire Street	(2)-(32)	86
	(38)-(72)	87B
	(74)-130	90
	(1)-(29)	85
	(47)-(69)	88
	(77)-131	89
Haskins Street	all even	102
	all odd	101
Howe Court	all	84
Hubert Street	all even	69A
	all odd	69B
John Eliot Square	1-3	131A
Johns Court	all	95
Kenesaw Terrace (Prentiss Pl.)	all	96D
Kenilworth Street	all even	131
	all odd	132
Kent Street	all even	105
	all odd	100
King Street	all even	94
	all odd	85
King Terrace	all	94
Lambert Avenue	4-14	131
	odd	131A
Lamont Street	all even	96D
	1-(31)	96B
	33-41	96C
Linden Avenue	all even	96C
	all odd	96B
Linden Park Street	1-(17)	99
	23-41	96D
	43-(59)	96C
	63-(97)	96B
	(99-117)	90
	(125)-(127)	89
	(2)-(38)	97,98
	42-106	96A
	(110)-(128)	91
Luteman Place	all	92,93
Malbon Place	all	96A
Marble Street	all even	S7 B5A
	all odd	S7 B5C
Medina Way	all even	S7 B3A
	all odd	S7 B4A
Motley Street	all even	S7 B5A
	all odd	S7 B5C
Oakburn Avenue	all	102
Perkins Place	all	107
Pratt Court	all	84
Prentiss Street	4-8	S7 B2A
	20-26	S7 B2B
	(3)-11	S7 B3A
	19-21	S7 B3B
Putnam Place	all	107
Putnam Street	all even	108
	all odd	107
Roxbury Court	all	105
Roxbury Street	53-111	105
	119-125	100
	127-(159)	97,98
	165-219	96A
	221-227	95
	(241)-(287)	94

STREET	#	BLK.
Roxbury Street (cont.)	(307)-319	92,93
	(2)-16	62
	24-130	107
Roxbury Terrace	all	105
Ruggles Street	59-87	69A
	(91)-129	77
	131-145	78A
	147-199	84
	201-211	S7 B7
	(50)-68	103
	70-100	102
	(124)-(146)	101
	160-(168)	85,86
	204-216	S7 B6A
	226	S7 B6B
St. Francis De Sales Street	all even	100
	all odd	99
Shailer Avenue	all	97,98
Shawmut Avenue	697-(719)	70
	723-733	69B
	739-753	69A
	757-(799)	103
	803-(835)	105
Sigel Court	all	96B
Simmons Street	all even	96B
	all odd	90
Station Street	4	S7 B1
	odd	S7 B2B
Sterling Street	54-84	70
	Madison Park	76
Suffolk Place	all	107
Sumner Place	all	101
Terry Street	all even	S7 B4A
	all odd	S7 B5A
Texas Court	all	92,93
Texas Street	all even	91
	all odd	92,93
Tilden Place	all	103
Tremont Street	1118-1144	84
	1156-1176	85
	1178-1210	88
	1212-1292	89
	1298=1348	91
	1115-1149	S7 B7
	1155-1175	S7 B6A
	1177-1189	S7 B5C
	1191-1231	S7 B5A
	1237-1261	S7 B4A
	1263-1283	S7 B3A
	1285-1329	S7 B2A
Vernon Court	all	100
Vernon Place	all	100
Vernon Street	(40)-82	105
	84-126	100
	128-142	96D
	(152 -170)	96B
	176	90
	186-204	89
	35-53	103
	(55)-97	102
	(103)-121	101
	(125)-141	87A
	(147)-(181)	87B
	189-201	88
Warwick Street	(101)-109	79B
	115-135	78A
	Madison Park	76
Washington St.	2355-2395	62
	2397-2501	131
Westminster St.	Madison Park	76

Campus High School Project Area Address and Block Directory Cont.

STREET	#	BLK.
Westminster Street (cont.)	(62)-(78)	70
	(84)-(98)	69B
	(100)	69A
Weston Place	all	S7 B7
Weston Street	(2)-(20)	78A
	22-46	84
	62-76	S7 B7
	(1)-15	79B
Whittier Street	(1)-(15)	86
	(17)-(35)	85
	(57)-61	S7 B6A
	(2)	87A
	Health Unit	87C
	30-38	88
	(52)-(68)	S7 B5C
	(70)-86	S7 B5B
Williams Square	all	70
Williams Street	58-84	69B
	(51)-81	70
Willis Terrace	all	107

CAMPUS HIGH SCHOOL

EARLY LAND ACQUISITION AREA

Address Directory

Auburn Street

Cabot Place (even side only)

Cabot Street (122-268)
(131-153)
(207-287)

Church Place

Conant Place (3)

Crawshaw Place

Dallas Place

Downing Street (Even Side Only)

Dunlow Place

Dunlow Street (34-end)
(all odd)

Elmwood Street (42-end)
(57-end)

Gay Street (3) (7)

Hampshire Street (59-121)
(odd only)

Haskins Street

Howe Court

Hubert Street

Kenesaw Terrace (Prentiss Place)

Kent Street

Lamont Street

Linden Avenue

Linden Park Street (1-97)
(125-127)
(2-128)

Marble Street

Oakburn Avenue

Pratt Court

Roxbury Court

Roxbury Street (53-139)
(odd only)

Roxbury Terrace

Ruggles Street (50-144)
(59-177)

St. Francis De Sales Street

Shailer Avenue (odd only)

Sigel Court

Campus High School Early Land Acquisition Area Address Directory

Shawmut Avenue (697-835)
(odd only)

Sterling Street (54-84)
(even only)

Sumner Place

Texas Street (4-16)

Tilden Place

Tremont Street (1118-1144)
(1178-1302)
(1322)
(even only)

Vernon Court

Vernon Place

Vernon Street (40-142)
(186-204)
(35-141)
(189-201)

Warwick Street (101-end)
(both sides)

Westminster Street (62-end)
(both sides)

Weston Street (2-46)
(1-15)

Whittier Street (2)
(30-38)
(even only)

Williams Square

Williams Street (51-81)
(58-84)

CAMPUS HIGH SCHOOL EARLY LAND ACQUISITION AREA

Address and Block Directory

STREET	#	BLK.
Auburn Street	all odd	102
	all even	103
Cabot Place	all even	79B
Cabot Street	(122)-128	79B
	136-(156)	78A
	162-222	101
	226-242	100
	250-(268)	99
	131-(153)	84
	(207)-225	87A
	233-287	96D
Church Place	all	101
Conant Place	3	95
Cranshaw Place	all	89
Dallas Place	all	101
Downing Street	all even	87A
Dunlow Place	all	96A
Dunlow Street	34-end	95
	all odd	96A
Elmwood Street	(57)-(79)	95
	81-97	96A
	42-96	91
Gay Street	(3)-(7)	97,98
Hampshire Street	(59)-(69)	88
	(77)-121	89
Haskins Street	all even	102
	all odd	101
Howe Court	all	84
Hubert Street	all odd	69B
	all even	69A
Kenesaw Terrace (Prentiss Place)	all	96D
Kent Street	all odd	100
	all even	105
Lamont Street	all even	96D
	1-(31)	96B
	33-41	96C
Linden Avenue	all even	96C
	all odd	96B
Linden Park Street	1-(17)	99
	23-41	96D
	43-59	96C
	63-(97)	96B
	(125)-(127)	89
	(2)-(38)	97,98
	42-106	96A
	(110)-(128)	91
Marble Street	1-12	77
	Madison Pk	76
Oakburn Avenue	all	102
Pratt Court	all	84
Roxbury Court	all	105
Roxbury Street	53-111	105
	119-125	100
	127-139	97,98
Roxbury Terrace	all	105
Ruggles Street	59-87	69A
	91-129	77
	131-145	78A
	147-177	84
	(50)-68	103
	70-100	102
	(124)-(144)	101
St. Francis De Sales Street	all odd	99
	all even	100

STREET	#	BLK.
Shailer Avenue	odd only	97,98
Shawmut Avenue	697-(719)	70
	723-733	69B
	739-753	69A
	757-(799)	103
	803-(835)	105
Sigel Court	all	96B
Sterling Street	54-84	70
	Madison Park	76
Summer Place	all	101
Texas Street	4-16	91
Tilden Place	all	103
Tremont Street	1118-1144	84
	1178-1210	88
	1212-1292	89
	1298-1302,1322	91
Vernon Court	all	100
Vernon Place	all	100
Vernon Street	40-82	105
	84-126	100
	128-142	96D
	186-204	89
	35-53	103
	(55)-97	102
	(103)-121	101
	(125)-141	87A
	189-201	88
Warwick Street	(101)-109	79B
	115-135	78A
	Madison Park	76
Westminster Street	Madison Park	76
	(62)-(78)	70
	(84)-(98)	69B
	(100)	69A
Weston Street	(2)-(20)	78A
	22-46	84
	(1)-15	79B
Whittier Street	2	87A
	30-38	88
Williams Square	all	70
Williams Street	58-84	69B
	(51-81)	70

Campus High School Fact Sheet

Purpose:

1. To replace existing inadequate English High School buildings.
2. To expand and improve the educational programs offered

Location: Madison Park area of Lower Roxbury

Area: 35 acres

Cost: $15,125,000 total (exclusive of site)

Phase I: $11,400,000 for land acquisition, construction plans, and first stage of construction.

Phase II: +$3,725,000 for second stage of construction.

Enrollment: 5,500 total (boys and girls)

Phase I: 3,000

Phase II: 2,000 - 2,500

Characteristics: (facilities)

1. Series of separate "house" buildings containing classrooms plus specialized facilities (e.g., language laboratories, theatre-lecture halls, libraries, cafeterias).
2. Separate buildings for science labs, the performing arts, graphic arts, industrial arts, home arts, business education, auditorium.
3. Recreation and athletic facilities: gymnasiums, Olympic size swimming pool, field house, playing fields, tennis and handball courts, stadium.

Background - Chronology:

1. May, 1962: Sargent Report (Harvard Graduate School of Education) on Boston schools. Survey and recommendations concerning school building needs of City of Boston.
   a. Undertaken with cooperation of Mayor, School Committee, and School Buildings Commission, under contract with BRA.
   b. Recommended a new Campus-type High School.
   c. Recommendations endorsed by Mayor, School Committee, and BRA.

2. 1962-1966: Study and investigation of site possibilities.

3. November 24, 1965: BRA Board voted to recommend to School Committee the Madison Park site, with commitment to make the site available through urban renewal.

4. February 28, 1966: Boston School Committee (3-2) voted to accept the Madison Park site.

5. July 25, 1966: BRA Public Hearing on early land acquisition in Madison Park area for the Campus High School.

6. September 15, 1966: BRA Board approved early land acquisition program for Campus High School.

7. November 8, 1966: Public Facilities Commission passed resolution to build high school on site of approximately 35 acres within the proposed Campus High Project Area.

Reason for Site Selection:

1. Central location and exceptional accessibility (MBTA and proposed expressways.)

2. Proximity to cultural facilities (Symphony Hall, Museum of Fine Arts, Northeastern,etc.)

3. Deteriorated condition of site provides a major opportunity for outstanding development.

Schedule:

1. Preparation of educational specifications program (6 months)

2. Construction plans (1½-2 years)

   Concurrently - site acquisition, clearance, and preparation.

3. First phase of construction (approx. 2 years) (1968-1970)

4. First classes scheduled for September, 1970

PROPOSED CAMPUS HIGH SCHOOL

In 1962 the Harvard Graduate School of Education undertook a survey and made recommendations concerning the school building needs of the City of Boston. It was undertaken with the cooperation of the Mayor, the School Committee, and the School Buildings Commission, and under a contract with the Boston Redevelopment Authority.

The report was filed in May, 1962, and was entitled, "Boston Schools 1962". It proposed a ten-year school building program requiring more than 60 new schools.

The recommendations were examined by the Mayor, the School Committee, and the Redevelopment Authority and have been endorsed by each as the foundation of the school building program for the City of Boston.

One of the keystone recommendations in the report was the proposal for a new High School, not only to replace the present, inadequate English High School buildings, but to expand this school and greatly improve and expand the programs it would offer.

In the words of the Report:

> "There are, then, powerful and practical educational reasons for the creation of a single, large high school providing each of its students with the facilities and the educational program he or she should be receiving."

Since the Report was issued, the various City officials concerned with the problem have been endeavoring to find an acceptable and suitable site.

The funds have been made available and their expenditure awaits only the selection of a site and the preparation of the necessary plans.

After much study the location in Lower Roxbury adjacent to the two new expressways, the Inner Belt and the Southwest Expressway, was voted upon by the School Department in February of 1966.

Characteristics of the Proposed Campus High School

The new Campus High School will be unique in Greater Boston's educational firmament. The school will offer a range in curriculum and a range of facilities wider and better than any school in Greater Boston. To this school will come students from every part of the City, of every background, of every intellectual level and every talent. This building will be not only unique educationally but one of the single most important buildings that the City of Boston is likely to construct in this generation.

The proposed site of approximately 45 acres, while admittedly below a suburban ideal in size, would permit construction of buildings and playfields far above those possible in most urban institutions and above that now available at any other high school in the inlying part of the Boston metropolitan area. The high school is eventually planned to accommodate 5,500 boys and girls in Grades 9 through 12 who will come from all parts of the city.

The Campus High School will not be one huge building but a series of separate "house" buildings which, in addition to classrooms, will each contain many specialized facilities such as language laboratories, theater-lecture halls, cafeterias and libraries. Other buildings will be constructed to provide space for science labs, the performing arts (music, dance, drama), graphic arts, an auditorium, industrial arts, home arts and business education.

Recreation and athletic facilities are planned to include two large double gymnasiums, an Olympic-size swimming pool, a large fieldhouse, playing fields, tennis and handball courts, and possibly a stadium.

Why was this location selected for the new High School?

Many sites were studied during the past four years and for one reason or another rejected. This site was finally selected as having many advantages both for the City at large and for the surrounding community.

Because the school will serve the entire community, it has to be located close to a Rapid Transit station. The site is close to Dudley Street and the Forest Hills-Everett MBTA main line. The site will be better served in the future by the new MBTA line proposed to follow the main line of the New York, New Haven and Hartford Railroad. When this new line is constructed, the site would be served by a new station located in the vicinity of Roxbury Crossing.

The site, in addition to being accessible to the proposed new roads and Transit facilities, is ideally located in relation to its proximity to Northeastern, Symphony Hall, the Museum, and other cultural facilities.

Another consideration was the present condition of the site. It is one of the most deteriorated sections in the City of Boston. Development of the area for a new High School will be of substantial benefit to the surrounding community by replacing with new buildings the present vacant land and vacant deteriorated and dilapidated buildings.

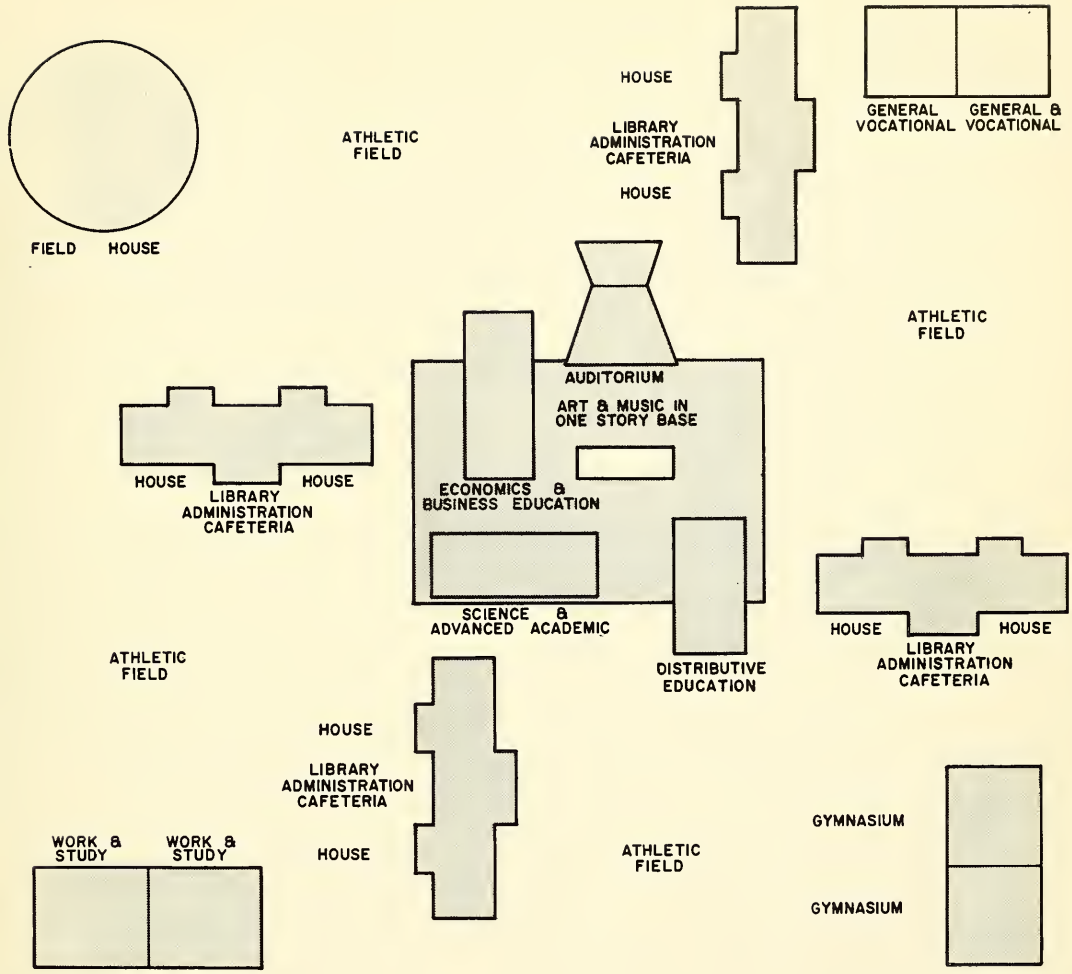


DIAGRAM OF FACILITIES FOR
PROPOSED CAMPUS HIGH SCHOOL

INTER-OFFICE COMMUNICATION

TO John Stainton
AT July 19, 1966
FROM Bill Pear
AT cc: F. O'Brien

ATTENTION:

SUBJECT Campus High School Enrollment

Sorry - no clear picture now painfully plain on subject. There are no specific plans by the School Department as yet for enrollment policies and procedures for the new school.

1. The current enrollment in English High School is running around 2300.

2. Possibly Girls' High (now 589 but down from 738 last year and 830 in 1963) would be closed and incorporated in the Campus. The campus is to be co-ed, and English is now all boys.

   However, Ohrenberger has been indefinite on the subject and stated different ideas at different times.

3. Sargent predicted growth from a total 22,540 in 1965 to 24,478 in 1970 for Grades 9 - 12. (1938) However I have made a rough estimate that already we have reached 24,000 this year.

4. There are just over 4000 ninth graders now in junior high schools. The campus is supposed to make it possible to bring these into the regular high school program city-wide.

Brighton, Charlestown, Dorchester, Hyde Park, Jamaica Plain and Roslindale High Schools are now 10-12 buildings. Obviously a good many pupils who would now attend these schools must in future go to the central campus instead if there is to be room for 9th graders.

This last point (4) is the best one to play up.

Don't forget the other increase in capacity - of the 3000 Vocational School over the 1330 present Boys' Trade and Annex (1670) which also acts to make room for 9th graders throughout the system by withdrawing the cooperative programs from the district high school locations.

The 2330 difference (4000 — 1670) is about right as the effect of point 4 above on the campus.

INTER-OFFICE COMMUNICATION

TO John Stainton
AT July 19, 1966
FROM Bill Pear
AT cc: F. O'Brien

ATTENTION:
SUBJECT Campus High School - Finances

1. Total Cost (per Sargent) 5500 x $2,750 $15,125,000
   exclusive of site

2. Now Appropriated and Allocated - $11,400,000
   for 3000 pupil school, including
   site. Probably this is more than
   enough - unless architect is
   signed to do the plans for the
   entire school, as he should be.

   a. 1962 Loan Order - for Land and Plans $700,000
   b. 1963 Loan Order - for Land and Plans - $700,000
   c. 1963 Loan Order - for construction $10,000,000
      Nothing can be spent on land from
      the 1963 Loan Order

3. Of this allocation in #2, only amount $ 700,000
   usable for land

If you require the entire available $700,000 for land, there may be trouble meeting the architect's fee and signing him up, without returning to the School Committee for reallocations of funds.

INTER-OFFICE COMMUNICATION

TO John Stainton, Project Director - Campus High School
AT
FROM David Wylie, Project Legal Officer
AT
DATE July 12, 1966
ATTENTION:
SUBJECT CAMPUS HIGH SCHOOL - STATE BOARD OF EDUCATION

The State Board of Education's recommendations to Boston dated June 28, 1966, list the Campus High School as one of several projects "that make no provision for the reduction of racial imbalance, but which can be incorporated into the first stage building plan because they do not restrict or interfere with construction which does tend to reduce or eliminate racial imbalance."

Elsewhere, it is stated of the new high school:

> "This proposed school may reduce or eliminate racial imbalance to the extent that it makes possible balanced middle schools. However, such a chain of events has not been laid out and established in detail in the revised plan."

Approval of the so-called first stage building plan, including the new high school, is made contingent upon subsequent approval of an acceptable second stage construction plan submitted by the School Committee.

DW:eg

cc: E. Logue, W. Pear

E. J. Logue

July 22, 1966

John Stainton

cc: S. Diamond, F. O'Brien

Campus High School

Some members of the Roxbury community have felt the land area requirements for the Campus High School are excessive and have asked us to study the possibility of introducing other uses - housing in particular. To a degree this was inevitable - inasmuch as the Rudolph preliminary site plan shows 10 acres for non-residential development along Shawmut Avenue and the building plan provides a generous amount of open space.

Several conclusions can be drawn from an analysis of the Rudolph site plan.

1) Parking is inadequate - less than 500 spaces. The minimum should be closer to 1,000. This is based on:

		% Driving	# Cars
Total Student Enrollment -	5,500	15%	820
Faculty, Administration, Help -	300	55%	160
Visitors -	20		20
			1,000

2) The outdoor recreation program is minimal. It occupies some 14 acres and consists of:

1 field hockey; 1 football; 1 track; 2 soccer; 1 baseball; 1 softball; 1 swimming pool; 4 badminton; 6 tennis; 8 volley ball.

These facilities accommodate approximately 400 students simultaneously.

An increase in acreage would allow for additional practice fields and/or baseball softball areas such as:

Football practice	2.0 acres each
baseball	1.5 " "
softball	1.0 " "
basketball	.12 acre each or 8 per acre
tennis	.12 acre each or 8 per acre

3) The open space [illegible] acres) is very [illegible] could be [illegible] for parking and [illegible] the campus atmosphere of the school.

The conclusion is that the total of 44.8 acres [illegible] for the High School is probably adequate to achieve the campus concept if reallocated as [illegible]. With some tightening of the building complex 1,000 more could be accommodated or [illegible] as additional athletic fields.

School building with courts	29	acres = 45% of 1.
School parking 1000 cars	6	acres
Play and buffer	16.8	acres
Total School Complex	44.8	acres Rudolphville
Whittier housing	3.6	
Other use (possible)	15.4	
	64.8	

This means within the perimeter of the area marked in red (64.8 acres) some 16.4 acres of land is land available for other purposes.

Alternatives on reuse of the 16.4 are as follows:

1) A much larger outdoor athletic program as contained in the School Committee vote requiring 60 acres. The extra 16.4 acreage could provide for example for:

3 football	6 acres
2 baseball	3 acres
3 softball	3 acres
12 tennis courts	1.5 acres
24 basketball/hand ball	2.9 acres
	16.4

2) Development for non residential (commercial or industrial) use as proposed in the Rudolph Plan.

3) Development for housing as proposed by some people in the community. At densities of 25/gross acre some 400 units could be built. At densities of 40/gross acre [illegible] units could be built.

4) Retention of the existing industries (1.1 acres) on Simmons Street and allocation of some 2 acres for parking and servicing, leaving some 9.3 acres still available for other development.

5) Reservation of the [illegible] for [illegible] use - either for the [illegible] for an elementary school educational park, for the Tri-Cities, or for some other [illegible].

Comments on the Alternatives

1) More athletic fields - an acceptable program can be developed on the 47 acre site. This is corroborated by the Sargent Report which calls for only 10 acres for a school of this size (but less buffer and circulation area).

2) Retention of the existing [illegible] - our November report to the School Board called for these buildings removed. The site was valuable for visibility from the new highways. Cleary we have an obligation to remove them. It could be argued that the whole concept of the Campus High School is jeopardized if these buildings remain.

3) Non-residential, commercial or industrial development - This is a good location, but does it make sense to tear down high intensity industrial use in one location and replace it with new high intensity use a few blocks away? The answer may be yes but gets another answer as it has to rest largely on aesthetics and the "image" of the school.

4) Development for housing - some effort must be made in site planning to avoid a [illegible] the housing project. One solution is additional housing. A second is to tear down, a third is to convert it to use for Headstart, or some other school. The [illegible] should be investigated thoroughly before other alternatives are sought. Any reason for not proceeding [illegible] the [illegible]?

If the project must remain, as least a few acres should be provided for local shopping and other neighborhood facilities.

The reasons for not building housing within the early land acquisition area are permanent.

a) In the words of one resident, "[illegible] 5,000 children in their backyard".

b) The desire to keep this a city-wide facility and not identified with any one area or neighborhood.

c) Accessibility of the area given it a higher and better use.

Note: Some new families, perhaps as many as 200 units could be built in the Elliot Square area - but this would not of course help the housing project.

The arguments for [illegible], I am sure, to be fully explored on the morning.

5) Reservation of the area land for some institutional use - This has many advantages - especially given the unstable school situation and the alternative I would favor at this time.

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Table of Contents CODE NO. E-212

---

1. Boundary Revisions

2. Project Area Maps

3. Project Area Data

   a. Form H-6120, Summary of Project Data
   b. Statement of Basis for Project Area Data, Form H-6120
   c. Assignment of Residential Character
   d. Distribution of Deficiencies

4. Nonresidential Exception Project

5. Section 112 Qualifications

6. Clearance and Redevelopment Proposals

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Boundary Revisions CODE NO. E-212(1)

Not applicable.

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Project Area Maps CODE NO. E-212(2)

The following maps are submitted under separate cover:

Map 1: Existing Land Use

Map 2: Building Deficiencies and Proposed Treatment Areas

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT Form H-6120 CODE NO. E-212(3)(a)

Form H-6120, Summary of Project Data, is attached herewith.

Form approved
Budget Bureau No. 63-R884.5

H-6120
(11-63)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SUMMARY OF PROJECT DATA

(Urban Renewal Program)

PROJECT LOCALITY: Boston, Massachusetts

PROJECT NAME: Campus High School

PROJECT NUMBER: Mass. R-

CONGRESSIONAL DISTRICT IN WHICH PROJECT AREA IS SITUATED: 9th

INSTRUCTIONS: Place original and 2 copies in Binder No. 1, and one copy each in other binders.

A. CATEGORY OF PROJECT ELIGIBILITY *(Check one; see Urban Renewal Manual, Chapter 3-2)*

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
[X] I	Predominantly residential	Built up	Any
[ ] II	Predominantly residential	Predominantly open land	Any
[ ] III	Not predominantly residential	Built up	Predominantly residential
[ ] IV	Not predominantly residential	Predominantly open land	Predominantly residential
[ ] V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
[ ] VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[ ] VII College, University, or Hospital	Any	Built up	Any
[ ] VIII College, University, or Hospital	Any	Predominantly open land	Any
[ ] IX	-	Open land	Predominantly residential
[ ] X	-	Open land	Not predominantly residential
[ ] XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
[ ] XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[ ] ____			

B. TYPE OF TREATMENT OF AREA

[ ] CLEARANCE AREA ONLY *(Complete Blocks C, F, and G)*
[ ] CONSERVATION AREA ONLY *(Complete Blocks C, H, and I)*
[X] COMBINATION OF CLEARANCE AND CONSERVATION SECTIONS *(Complete Blocks C through I)*

SUBMITTED BY:

_____
Date

_____
Signature

Boston Redevelopment Authority
Local Public Agency

Development Administrator
Title

C. ENVIRONMENTAL DEFICIENCIES *(Check and complete one)*

[X] No change in descriptions given on Form H-6101, *Urban Renewal Area Data,* Block J, submitted for this project on _____, 19____

[ ] See following descriptions

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS *(Give source of information. If additional space is required, continue on a plain sheet and attach to this form)*
1. Overcrowding or improper location of structures on the land	see Campus High School Survey and Planning Application Code No. R-102
2. Excessive dwelling unit density	"
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	"
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	"
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	"
6. Unsafe, congested, poorly designed, or otherwise deficient streets	"
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	"
8. Other equally significant environmental deficiencies	"

DATA ON PROJECT AREA

(Complete this page only if project area includes both clearance and conservation sections)

D. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2, and material in Ch. 3-1 under the heading "Building Deficiencies")

ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS						
TOTAL	129.2	100.2	2.8	26.2	57.3	71.9	652	600	--
1. Streets, Alleys, Public Rights-of-Way, Total	37.6	35.1		2.5	9.4	28.2			--
a. Major Transportation	1.4	1.4		--	--	1.4			--
(1) With Federal Highway Aid									--
(2) Without Federal Highway Aid									--
b. Other Streets, Alleys, Public Rights-of-Way	36.2	33.7		2.5	9.4	26.8			--
2. Residential, Total	57.1	37.9	.9	18.3	31.1	26.0	463	443	--
a. Dwelling Purposes	38.6	21.3	.1	17.2	25.4	13.2	411	404	--
b. Related Public or Semipublic Purposes	18.5	16.6	.8	1.1	5.7	12.8	52	39	--
3. Nonresidential, Total	34.5	27.2	1.9	5.4	16.8	17.7	189	157	--
a. Commercial	18.0	15.7	.6	1.7	6.8	11.2	134	114	--
b. Industrial	10.6	9.2	.5	.9	5.9	4.7	46	35	--
c. Public or Semipublic (Institutional)	5.9	2.3	.8	2.8	4.1	1.8	9	8	--
d. Open or Unimproved Land Not Included in 3a, b, or c above	--			--	--	--			

E. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area *(in Acres)* of Parcels With Buildings	65.1	26.2	--	--	38.9
2. All Buildings	652	360	--	--	292
a. Residential Buildings	463	283	--	--	180
b. Nonresidential Buildings	189	77	--	--	112
3. All Dwelling Units	1061	632	--	--	429
a. In Buildings With Deficiencies	1050	624	--	--	426
b. In Standard Buildings	11	8	--	--	3

DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS OF PROJECT AREA

F. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCES	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED					
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS								
TOTAL	57.3	36.1	1.5	19.7	57.3	--	364	337	298	57	--
1. Streets, Alleys, Public Rights-of-Way, Total	9.4	8.7		.7	9.4	--					--
a. Major Transportation	--	--		--	--	--					--
(1) With Federal Highway Aid											--
(2) Without Federal Highway Aid											--
b. Other Streets, Alleys, Public Rights-of-Way	9.4	8.7		.7	9.4	--					--
2. Residential, Total	31.1	16.2	.5	14.4	31.1	--	287	275	246	32	--
a. Dwelling Purposes	25.4	11.5	.1	13.8	25.4	--	265	260	236	28	--
b. Related Public or Semipublic Purposes	5.7	4.7	.4	.6	5.7	--	22	15	10	4	--
3. Nonresidential, Total	16.8	11.2	1.0	4.6	16.8	--	77	62	52	25	--
a. Commercial	6.8	5.9	--	.9	6.8	--	47	36	30	17	--
b. Industrial	5.9	4.6	.4	.9	5.9	--	27	24	21	6	--
c. Public or Semipublic (Institutional)	4.1	.7	.6	2.8	4.1	--	3	2	1	2	--
d. Open or Unimproved Land Not Included in 3a, b, or c above	--			--	--	--					

G. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area *(in Acres)* of Parcels With Buildings	27.4	27.4	--	--	--
2. All Buildings	364	364	--	--	--
a. Residential Buildings	287	287	--	--	--
b. Nonresidential Buildings	77	77	--	--	--
3. All Dwelling Units	632	632	--	--	--
a. In Buildings With Deficiencies	624	624	--	--	--
b. In Standard Buildings	8	8	--	--	--

DATA ON CONSERVATION AREA, OR CONSERVATION SECTIONS OF PROJECT AREA

H. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCES	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED					
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS								
TOTAL	71.9	64.1	1.3	6.5	-	71.9	288	263	30	-	-
1. Streets, Alleys, Public Rights-of-Way, Total	28.2	26.4		1.8	-	28.2					-
a. Major Transportation	1.4	1.4		-	-	1.4					-
(1) With Federal Highway Aid											-
(2) Without Federal Highway Aid											-
b. Other Streets, Alleys, Public Rights-of-Way	26.8	25.0		1.8	-	26.8					-
2. Residential, Total	26.0	21.7	.4	3.9	-	26.0	176	168	17	-	-
a. Dwelling Purposes	13.2	9.8	-	3.4	-	13.2	146	144	16	-	-
b. Related Public or Semipublic Purposes	12.8	11.9	.4	.5	-	12.8	30	24	1	-	-
3. Nonresidential, Total	17.7	16.6	.9	.8	-	17.7	112	95	13	-	-
a. Commercial	11.2	9.8	.6	.8	-	11.2	87	78	7	-	-
b. Industrial	4.7	4.6	.1	-	-	4.7	19	11	6	-	-
c. Public or Semipublic (Institutional)	1.8	1.6	.2	-	-	1.8	6	6	-	-	-
d. Open or Unimproved Land Not Included in 3a, b, or c above	-			-	-	-					

I. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area *(in Acres)* of Parcels With Buildings	37.7	-	-	-	37.7
2. All Buildings	288	-	-	-	288
a. Residential Buildings	176	-	-	-	176
b. Nonresidential Buildings	112	-	-	-	112
3. All Dwelling Units	429	-	-	-	429
a. In Buildings With Deficiencies	426	-	-	-	426
b. In Standard Buildings	3	-	-	-	3

GPO 869-173

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Project
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Statement of Basis for Project Area Data, Form H-6120

CODE NO. E-212(3)(b)

Between the fall of 1959 and the spring of 1966, employees, first of the Boston City Planning Board and later of both the City of Boston Building and Health Departments and the Boston Redevelopment Authority, carried out a series of surveys and studies with respect to the present character and condition of the Campus High School Urban Renewal Area.

These surveys and studies included, among other things, the investigation and analysis of existing land use, building and dwelling unit conditions, environmental conditions, and social and economic characteristics. From these data, Map 1: Existing Land Use, and Map 2: Building Deficiencies and Proposed Treatment Areas, were prepared.

Sources of survey and study data include the U. S. Census of Population and the U. S. Census of Housing of 1960 and previous census periods, the Sanborn Atlas, the Bromley Atlas, records of the Assessing, Building, Real Property, Parks and Recreation, Health, Fire, Police, Traffic, and Public Works Departments of the City of Boston, records of public and private health, welfare and group work agencies, and actual field surveys made by and for the Boston Redevelopment Authority.

In order to qualify for Title I assistance under the Housing Act of 1949, as amended, at least 20 percent of the buildings in an urban renewal area must contain one or more building deficiencies. According to Chapter 3-1 of the Urban Renewal Manual, a building deficiency is identified as, among other things, a deteriorating condition because of a defect not correctable by normal maintenance.

Eligibility in terms of building deficiencies was established for the Campus High School Project Area by means of an exterior survey of all buildings undertaken during the summer of 1964 and subsequently updated in the spring of 1966. Each building was classified as satisfactory, having minor or extensive defects, or having major defects. Any building which was not identified as satisfactory was considered to be deficient.

In determining structural condition, the following criteria were used.

A. Major Deficiencies

1. Foundation rotted, sinking or deteriorated.
2. Walls out of plumb or horizontal alignment.
3. Roof sagging or unsound.

B. Minor Deficiencies

1. Structure in need of paint.
2. Siding loose, missing or deteriorated.
3. Structure in need of pointing.
4. Roof material or flashing loose or missing.
5. Chimney needs pointing, replacement.
6. Gutters, downspouts deteriorated, missing.
7. Stairs loose, deteriorated, sinking, missing.
8. Porches sinking, floors and railings deteriorated or missing.
9. Doors broken, loose, deteriorated.
10. Window frames, sashes deteriorated or missing, broken glass.
11. Fire escapes broken, rusted or loose.

A building was considered to be deficient if it contained one or more major deficiencies or two or more minor deficiencies.

Based on the 100 percent exterior survey of the project area, 600 buildings (92.0%) were found to be deficient. The project area thus is clearly eligible for Title I assistance.

Since the exterior building condition survey so clearly and obviously indicates that deficiencies exist to a degree and extent that public action is necessary to prevent the spread and deterioration and blight, interior condition surveys have not been undertaken. However, sample interior inspections of buildings in the project area have been made by the City of Boston Building Department and correlate the findings of the Redevelopment Authority exterior surveys.

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. Mass. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT — Assignment of Residential Character — CODE NO. E-212(3)(c)

Based on a detailed land use survey of the project area, 57.1 acres or 62.3 percent of the land, exclusive of land used for streets, alleys or public rights-of-way, is devoted to residential and related uses. Of this area, 38.8 acres are improved parcels and 18.3 acres unimproved parcels residential in character because of their location among improved residential parcels. Over 85 percent of these parcels formerly contained residential structures which subsequently have been demolished. The existing residential character and zoning of the area make this area appropriate for continued residential use.

Of the 57.1 acres classified as residential, 38.6 acres are devoted directly to dwelling purposes and 18.5 acres are devoted to related public or semi-public purposes, including a public housing project, four public elementary schools and other public facilities, two playgrounds, and churches and other community facilities which directly serve and support dwelling facilities in the residential neighborhood of the project area.

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Distribution of Deficiencies

CODE NO. E-212(3)(d)

Not applicable. No sizable area of the project fails to meet the "Distribution of Deficiencies" test.

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Nonresidential Exception Project

CODE NO. E-212(4)

Not applicable. This project qualifies under Category I as a predominantly residential project.

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Section 112 Qualifications

CODE NO. E-212(5)

No noncash local grant-in-aid credit under Section 112 of Title I will be claimed at this time.

Additional information is not applicable.

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

PROJECT AREA REPORT: Clearance and Redevelopment Proposals

CODE NO. E-212(6)

The Campus High School Project Area is built-up and meets the criteria set forth in Chapter 10-1 of the Urban Renewal Manual with respect to conditions warranting clearance.

Extent of Present Development

Seventy-eight percent of the total project area is built-up, as defined by Chapter 3-2 of the Urban Renewal Manual. Sixty-six percent of the Early Land clearance area is built up in accordance with the same definition.

More than 50 percent of the buildings, not including accessory out-buildings, are structurally substandard to a degree requiring clearance and qualify the area for Early Land clearance and redevelopment.

Extent of Clearance

Early Land clearance and redevelopment are proposed for 57.3 acres or 44.3 percent of the total project area.

The clearance area contains 364 buildings, of which 81.9 percent (298 buildings) are structurally substandard to a degree requiring clearance, and a total of 10.7 percent (39 buildings) contain major and extensive minor definciencies. More than 50 percent of the buildings in the clearance area, consequently, are structurally substandard requiring clearance.

In addition to the 81.9 percent (298 buildings) which are structurally substandard requiring clearance, 15.7 percent (57 buildings) warrant clearance in order to remove the following blighting influences:

(1) Overcrowding of structures on the land, which constitutes a hazard to the health and safety of the areas' residents: Throughout the area, lots areas and widths, usable open space, and front, rear and side yard requirements are generally below zoning code standards. Residential buildings frequently cover 60% to 80% of their lot areas, which exceeds that permitted by the code and results in inadequate usable open space and space for off-street parking. Some of these also are located on interior lots or otherwise have restricted access, which is a definite safety hazard in case of fire or other emergency.

(2) Obsolete and deteriorating building types and buildings with extensive minor defects which are unsuitable for improvement or conversion and which in turn adversely affect the practicability of rehabilitation of surrounding areas: Many of these buildings were constructed more than sixty years ago, and are now functionally obsolete. The type of construction, general layout, and, for non-residential structures, the mechanical equipment and loading and servicing arrangements lack adaptability to contemporary requirements.

(3) Incompatible and detrimental non-residential land uses which have a blighting influence on adjacent residential areas and which would prevent a significantly hinder redevelopment for essential community facilities: These non-residential uses generate truck traffic, noise, dirt, and unsightliness which have contributed to the deterioration and spread of blight in this area. Inadequate customer and employee parking, as well as the lack of off-street loading facilities, also have had an adverse effect.

(4) Inadequate and poorly designed streets (which are unsafe and constitute a definite hazard to both pedestrians and vehicular traffic: Few streets in the area have roadways wide enough for the traffic volumes they carry, and there are a number of complex inter-sections. Cronic congestion results in the tendency for motorists to use local streets to circumvent problem locations along arterials. The proposed construction of the Federally-aided Inner Belt and the Southwest Expressways will further complicate the local traffic situation. Clearance of certain structures is therefore necessary to provide new streets for improved traffic flow and for a frontage street system in connection with the proposed expressways.

(5) Obsolete and inadequate community facilities whose conditions are unsafe or impair their usefulness to the community: These facilities include two public elementary schools which are obsolete and in deteriorating condition and have been recommended for abandoment. The Willian Bacon School, built in 1897, suffers from age and lack of maintenance: exterior and interior walls and ceilings are cracked; deteriorating brickwork and masonry in the basement permit water seepage; and upper floors show evidence of leakage. The Asa Gray School was built in 1877 and is in general disrepair: walks and ceilings show evidence of leakage; the exterior needs repointing; lighting is substandard; and basement toilet facilities are unsanitary.

An additional 2.4 percent (9 buildings) are to be cleared in order to provide a suitable development parcel for needed community facilities. The inclusion of these buildings is necessary for the comprehensive development of a site for educational facilities in accordance with the objectives of the renewal plan.

The proposed clearance area has been selected to include the most severe and concentrated conditions of deterioration and blight which are incompatible with the achievement of the urban renewal objectives for the total project area. In this area, decay, blight, improper land use, obsolescence, and overcrowding of buildings are so widespread that any other treatment is infeasible.

In addition to the Early Land clearance area, clearance and redevelopment also is proposed for another 22.2 acres, in conformity with the renewal objectives of the Roxbury-North Dorchester GNRP (Mass. R-50) and the Campus High School Survey and Planning Application. This area is proposed for acquisition and clearance by the Massachusetts Department of Public Works for the construction of the Federally-aided Inner Belt (I-695) and Southwest Expressway (I-95).

Substandard Building Classification

The condition of structures in the Early Land clearance area as a whole was determined by means of a detailed exterior survey of all buildings, undertaken during the spring of 1966. For each building, the three major structural elements and nine minor structural elements listed below were examined. The results were recorded on a "Building Examination Schedule," and each element was scored using a code of one (no deficiency or deterioration) to four (deficiency or deterioration covering more than 50 percent of the area, length, or unit).

A. Defects to Major Structural Elements

1. Roof: sags or is out of line

2. Outside Walls:

   a. siding loose, missing or deteriorated
   b. out of plumb
   c. out of line

3. Foundations (exterior):

   a. surface loose, broken, or deteriorated
   b. sinking or out of line

B. Defects to Minor Structural Elements

1. Windows: frames, sashes or glass broken, missing, loose, or deteriorated

2. Roof Material: loose, missing or deteriorated

3. Chimney: deteriorated or out of plumb

4. Gutters and Downspouts: loose, missing or deteriorated

5. Cornices: loose, missing or deteriorated

6. Outside Walls: finish loose, missing or deteriorated

7. Front Exterior Stairs:

   a. steps worn, broken or deteriorated
   b. railings missing or broken

8. Rear Exterior Stairs:

   a. steps worn, broken or deteriorated
   b. railings missing or broken

9. Porches and Balconies:

   a. flooring loose, missing or deteriorated
   b. railings loose, missing or deteriorated
   c. foundation or piers deteriorated or out of line or plumb
   d. foundation or piers deteriorated or out of line

The survey was evaluated to determine which buildings are sound, deficient, or structurally substandard to a degree requiring clearance.

A building was classified as sound if it did not contain any defects.

A building was determined to be deficient if it contained at least one defect to a minor structural element.

A deficient building was considered to be substandard requiring clearance if it contained (1) at least one defect to a major structural element or (2) four or more defects to minor structural elements.

A defect was found to be present if the deterioration exceeded 25 percent of the length, area, surface, or number of the items surveyed in a building.

Since the exterior building condition survey so clearly and obviously indicates that the majority of the buildings in the project area are substandard and that deficiencies exist to a degree and extent that public action is necessary to prevent the spread and deterioration and blight, interior condition surveys have not been undertaken. However, sample interior inspections of buildings in the project area have been made by the City of Boston Building Department and corroborate the findings of the Redevelopment Authority exterior surveys.

Form approved
Budget Bureau No. 63-R384.5

H-6120
(11-63)

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SUMMARY OF PROJECT DATA
(Urban Renewal Program)

PROJECT LOCALITY: Boston, Massachusetts

PROJECT NAME: Campus High School

PROJECT NUMBER: Mass. R-

CONGRESSIONAL DISTRICT IN WHICH PROJECT AREA IS SITUATED: 9th

INSTRUCTIONS: Place original and 2 copies in Binder No. 1, and one copy each in other binders.

A. CATEGORY OF PROJECT ELIGIBILITY *(Check one; see Urban Renewal Manual, Chapter 3-2)*

CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
[X] I	Predominantly residential	Built up	Any
[ ] II	Predominantly residential	Predominantly open land	Any
[ ] III	Not predominantly residential	Built up	Predominantly residential
[ ] IV	Not predominantly residential	Predominantly open land	Predominantly residential
[ ] V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
[ ] VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[ ] VII College, University, or Hospital	Any	Built up	Any
[ ] VIII College, University, or Hospital	Any	Predominantly open land	Any
[ ] IX	-	Open land	Predominantly residential
[ ] X	-	Open land	Not predominantly residential
[ ] XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
[ ] XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
[ ] ____			

B. TYPE OF TREATMENT OF AREA

[ ] CLEARANCE AREA ONLY *(Complete Blocks C, F, and G)*
[ ] CONSERVATION AREA ONLY *(Complete Blocks C, H, and I)*
[X] COMBINATION OF CLEARANCE AND CONSERVATION SECTIONS *(Complete Blocks C through I)*

SUBMITTED BY:

_____
Date

/s/ Edward J. Logue
Signature

Boston Redevelopment Authority
Local Public Agency

Development Administrator
Title

H-6126 (11-63)

C. ENVIRONMENTAL DEFICIENCIES *(Check and complete one)*

[X] No change in descriptions given on Form H-6101, *Urban Renewal Area Data*, Block J, submitted for this project on _____, 19____

[ ] See following descriptions

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS *(Give source of information. If additional space is required, continue on a plain sheet and attach to this form)*
1. Overcrowding or improper location of structures on the land	see Campus High School Survey and Planning Application Code No. R-102
2. Excessive dwelling unit density	"
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	"
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	"
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	"
6. Unsafe, congested, poorly designed, or otherwise deficient streets	"
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	"
8. Other equally significant environmental deficiencies	"

DATA ON PROJECT AREA

(Complete this page only if project area includes both clearance and conservation sections)

D. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2, and material in Ch. 3-1 under the heading "Building Deficiencies")

ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
		WITH BLDGS. OR STREETS	WITHOUT IMPROVEMENTS						
TOTAL	129.2	100.2	2.8	26.2	57.3	71.9	652	600	--
1. Streets, Alleys, Public Rights-of-Way, Total	37.6	35.1		2.5	9.4	28.2			--
a. Major Transportation	1.4	1.4		--	--	1.4			--
(1) With Federal Highway Aid									--
(2) Without Federal Highway Aid									--
b. Other Streets, Alleys, Public Rights-of-Way	36.2	33.7		2.5	9.4	26.8			--
2. Residential, Total	57.1	37.9	.9	18.3	31.1	26.0	463	443	--
a. Dwelling Purposes	38.6	21.3	.1	17.2	25.4	13.2	411	404	--
b. Related Public or Semipublic Purposes	18.5	16.6	.8	1.1	5.7	12.8	52	39	--
3. Nonresidential, Total	34.5	27.2	1.9	5.4	16.8	17.7	189	157	--
a. Commercial	18.0	15.7	.6	1.7	6.8	11.2	134	114	--
b. Industrial	10.6	9.2	.5	.9	5.9	4.7	46	35	--
c. Public or Semipublic (Institutional)	5.9	2.3	.8	2.8	4.1	1.8	9	8	--
d. Open or Unimproved Land Not Included in 3a, b, or c above	--			--	--	--			

E. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area *(in Acres)* of Parcels With Buildings	65.1	26.2	--	--	38.9
2. All Buildings	652	360	--	--	292
a. Residential Buildings	463	283	--	--	180
b. Nonresidential Buildings	189	77	--	--	112
3. All Dwelling Units	1061	632	--	--	429
a. In Buildings With Deficiencies	1050	624	--	--	426
b. In Standard Buildings	11	8	--	--	3

DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS OF PROJECT AREA

F. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCES	
		IMPROVED		UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED					
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS								
TOTAL	57.3	36.1	1.5	19.7	57.3	--	364	337	298	57	--
1. Streets, Alleys, Public Rights-of-Way, Total	9.4	8.7		.7	9.4	--					--
a. Major Transportation	--	--		--	--	--					--
(1) With Federal Highway Aid											--
(2) Without Federal Highway Aid											--
b. Other Streets, Alleys, Public Rights-of-Way	9.4	8.7		.7	9.4	--					--
2. Residential, Total	31.1	16.2	.5	14.4	31.1	--	287	275	246	32	--
a. Dwelling Purposes	25.4	11.5	.1	13.8	25.4	--	265	260	236	28	--
b. Related Public or Semipublic Purposes	5.7	4.7	.4	.6	5.7	--	22	15	10	4	--
3. Nonresidential, Total	16.8	11.2	1.0	4.6	16.8	--	77	62	52	25	--
a. Commercial	6.8	5.9	--	.9	6.8	--	47	36	30	17	--
b. Industrial	5.9	4.6	.4	.9	5.9	--	27	24	21	6	--
c. Public or Semipublic (Institutional)	4.1	.7	.6	2.8	4.1	--	3	2	1	2	--
d. Open or Unimproved Land Not Included in 3a, b, or c above	--			--	--	--					

G. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area *(in Acres)* of Parcels With Buildings	27.4	27.4	--	--	--
2. All Buildings	364	364	--	--	--
a. Residential Buildings	287	287	--	--	--
b. Nonresidential Buildings	77	77	--	--	--
3. All Dwelling Units	632	632	--	--	--
a. In Buildings With Deficiencies	624	624	--	--	--
b. In Standard Buildings	8	8	--	--	--

DATA ON CONSERVATION AREA[illegible] WHICH SECTIONS OF PROJECT AREA

H. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCES	
		IMPROVED: WITH BUILDINGS OR STREETS	IMPROVED: WITH OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED					
TOTAL	71.9	64.1	1.3	6.5	-	71.9	288	263	30	-	-
1. Streets, Alleys, Public Rights-of-Way, Total	28.2	26.4		1.8	-	28.2					-
a. Major Transportation	1.4	1.4		-	-	1.4					-
(1) With Federal Highway Aid											-
(2) Without Federal Highway Aid											-
b. Other Streets, Alleys, Public Rights-of-Way	26.8	25.0		1.8	-	26.8					-
2. Residential, Total	26.0	21.7	.4	3.9	-	26.0	176	168	17	-	-
a. Dwelling Purposes	13.2	9.8	-	3.4	-	13.2	146	144	16	-	-
b. Related Public or Semipublic Purposes	12.8	11.9	.4	.5	-	12.8	30	24	1	-	-
3. Nonresidential, Total	17.7	16.6	.9	.8	-	17.7	112	95	13	-	-
a. Commercial	11.2	9.8	.6	.8	-	11.2	87	78	7	-	-
b. Industrial	4.7	4.6	.1	-	-	4.7	19	11	6	-	-
c. Public or Semipublic (Institutional)	1.8	1.6	.2	-	-	1.8	6	6	-	-	-
d. Open or Unimproved Land Not Included in 3a, b, or c above	-			-	-	-					

I. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area *(in Acres)* of Parcels With Buildings	37.7	-	-	-	37.7
2. All Buildings	288	-	-	-	288
a. Residential Buildings	176	-	-	-	176
b. Nonresidential Buildings	112	-	-	-	112
3. All Dwelling Units	429	-	-	-	429
a. In Buildings With Deficiencies	426	-	-	-	426
b. In Standard Buildings	3	-	-	-	3

GPO 869-173

SURVEY AND PLANNING APPLICATION
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

ATTACHMENT TO FORM H-6101

CODE NO. R-102

The project area contains six major environmental deficiencies.

(1) Overcrowding or improper location of the structures on the land

Many residential and non-residential structures do not meet standards set by the City's new zoning ordinance which went into effect in January, 1965. Lot areas and widths, usable open space, and front, side, and rear yard requirements are generally below code standards. Residential buildings frequently cover 60% to 80% of their lot areas, which exceed that permitted by the zoning code. In addition, many residential buildings are located on interior lots, on the rear of parcels behind other structures, or otherwise have restricted access, which is a definite safety hazard in case of fire or other emergency

Similar problems exist with non-residential structures. The typical placement of these buildings prevents effective use of any open space that does exist for parking, loading, and deliveries.

(2) Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence

Many of the retail and industrial facilities were constructed more than sixty years ago and now functionally obsolete. The type of construction, mechanical equipment, general layout, and loading and servicing arrangements lack adaptability to contemporary industrial and retail requirements.

Redevelopment Authority surveys indicate that approximately 11 percent of the buildings in the project area are vacant and abandoned. Most of these buildings are poorly maintained or have been destroyed by vandals, and consequently they are unsafe and hazardous. In addition, major fires have gutted other buildings, further blighting the neighborhood. As there have been no economic incentives to improving these buildings, many have become foreclosed by the City for non-payment of taxes. A total of 41 buildings in the project area (6.4% of all buildings) have been inspected and condemned by the City of Boston Building Department or the Office of Neighborhood Improvement as unsafe and dangerous and/or unfit for human habitation.

(3) Detrimental land uses or conditions such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke or fumes

A number of heavy commercial, industrial and mixed-use structures have encroached upon the residential areas of the project. These uses generate truck traffic, noise, dirt and unsightliness which have contributed to the

deterioration and spread of blight in this area. Inadequate customer and employee parking, as well as the lack of off-street loading facilities also have had an adverse effect.

Many structures in mixed residential-commercial use are found in the project area, particularly along the major streets. A number of these commercial uses are now vacant and unmaintained, thus adversely affecting the surrounding area.

(4) Unsafe, congested, poorly designed or otherwise deficient streets

Information supplied by traffic engineering consultants indicates that few streets in the area have roadways wide enough for major traffic volumes, and that there are a number of complex intersections, few continuous streets, and an inadequate system of collector streets. Many streets are operating at or near capacity. Major intersections are chronically congested under present conditions, resulting in a tendency for motorists to use secondary streets or even local streets to circumvent problem locations along arterials.

The most seriously confused street pattern exists in the immediate vicinity of Dudley Square. Dudley Street itself is a major crosstown street and is severely congested and operating at capacity (10,000 vehicles per day). The heavy use of this street by buses, together with the lack of adequate curb loading stations and on-street parking, contribute to the problem of congestion. The Roxbury Crossing area also is a major problem area; congestion and poor alignment of the streets entering Roxbury Crossing limit the capacity of this intersection.

(5) Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline

a. Schools

A study of the public schools in the City of Boston prepared by Harvard University indicated that the four elementary schools in the project area are obsolete and in deteriorating condition and recommended that they be abandoned. All of the schools are of Type IV construction (wood frame, floors and roof) and are hazardous to the safety of their occupants.

The William Bacon School was built in 1897 and suffers from age and lack of maintenance. Exterior walls are cracked; deteriorating brickwork and crumbling mortar in the basement permit water seepage; the upper floors show evidence of leakage; and walls and ceilings are cracked and lack paint. In addition, basement toilet rooms are unsanitary and illumination is substandard.

The Dillaway School, built in 1882, is located in a blighted neighborhood next to elevated tracks and is surrounded by heavy traffic. Foundations and walls show evidence of leakage, toilet facilities are unsanitary, and lighting is inadequate. The hand-fired coal boilers are controlled by an obsolete control system.

The Dudley School, built in 1874, is located on a site characterized by heavy traffic along its front, limited land area, and inadequate outdoor play space. Exterior walls are cracked, causing interior leakage; classrooms are dark; ventilation is substandard; and basement toilets are unsanitary.

The Asa Gray School was built in 1877 and is located in a commercial district. The building is in general disrepair; walls and ceilings show evidence of leakage; the exterior needs repointing; lighting is substandard, resulting in dark and hazardous corridors and stairs; and basement toilet facilities are unhealthy.

b. Parks and Recreation

None of the public parks in the project area are usable by the area's residents. The Madison Park is in dilapidated condition, and is hazardous, and entirely inadequate for recreational purposes. Discarded rubbish and broken glass characterize much of this park area. The smaller Vernon Street park area is unmaintained and is closed much of the year. The King Street Play Area is closed due to its dilapidated condition and useless equipment. A fourth recreational area, formerly a school site and playground on Bartlett Street, is likewise unusable because of its deterioration.

c. Municipal Buildings

Police Station No. 10 at Roxbury Crossing, built in the 1870's, and the Roxbury Municipal Court, remodeled from an old school in 1901, are both functionally obsolete and in poor repair. These two facilities are scheduled for replacement by a consolidated police station and court building to be located in the proposed Civic Center to be developed at Dudley Square under the provisions of the Washington Park Urban Renewal Plan.

d. Sewerage and Water

Information supplied by engineering consultants indicates that most of the area above Linden Park Street is served by separate sanitary and storm drainage systems and that below Linden Park Street these systems are combined. Most of the mains are over 60 years of age. Storm overflows in the Old Stony Brook Conduit contain some sewerage discharge and contribute substantially to the pollution of the nearby Fens Pond and Charles River Basin.

The consultants also found that a large percentage of water mains 16" and larger were laid prior to 1900 and are considered to have lost more than 50% of their original carrying capacity. A 24" main on Roxbury-Dudley Streets is nearly 100 years old (1868) and is considered to be badly tuberculated. In addition, eight main failures have been reported in the area between 1954 and 1962.

(6) Other equally significant environmental deficiencies

A large part of the project area (20 percent) contains vacant and unutilized land. Years of vigorous building code enforcement and the consequent demolition of derelict and unsafe buildings, together with the threat of the Inner Belt Highway construction, have reduced this area to a virtual wasteland. The demolition of buildings unfit for further occupancy has left unsightly gaps in the area which are often used for the dumping of refuse and abandoned automobiles. Records of the City of Boston Building Department indicate that a total of 41 buildings have been demolished in the past two years. Within the whole project area, approximately 360 buildings have been demolished since 1931 and the parcels have remained vacant.

EXHIBIT "A"

BOUNDARY DESCRIPTION

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA

The Campus High School Urban Renewal Area is that certain tract of land situated in the City of Boston, County of Suffolk, Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the intersection of the southerly sideline of Sterling Street and the easterly sideline of Warwick Street;

Thence running southeasterly along the southerly sideline of Sterling Street extended to the easterly sideline of Shawmut Avenue;

Thence turning and running southwesterly along the easterly sideline of Shawmut Avenue extended to the southerly sideline of Roxbury Street;

Thence turning and running southeasterly and northeasterly along the southerly sideline of Roxbury Street to the westerly sideline of Washington Street;

Thence turning and running southwesterly along the westerly sideline of Washington Street to the northerly sideline of Bartlett Street;

Thence turning and running northwesterly along the northerly sideline of Bartlett Street extended to the southerly sideline of Dudley Street extended to the southerly sideline of Roxbury Street;

Thence turning and running westerly along the southerly sideline of Roxbury Street extended to the midline of Columbus Avenue;

Thence turning and running due north to the westerly sideline of Columbus Avenue and thence along the westerly sideline of Columbus Avenue extended to the midline of the right-of-way of the mainline of the New York, New Haven and Hartford Railroad;

Thence turning and running northeasterly along the midline of the New York, New Haven, and Hartford Railroad right-of-way to the extended northerly sideline of Ruggles Street;

Thence turning and running southeasterly along the northerly sideline of Ruggles Street extended to the easterly sideline of Columbus Avenue;

Thence turning and running northeasterly along the easterly sideline of Columbus Avenue to the westerly sideline of Weston Street;

Thence turning and running southeasterly along the westerly sideline of Weston Street extended to the easterly sideline of Cabot Street;

Thence turning and running northeasterly along the easterly sideline of Cabot Street to the southerly sideline of Cabot Place;

Thence turning and running southeasterly along the southerly sideline of Cabot Place extended to the easterly sideline of Warwick Street;

Thence turning and running northeasterly along the easterly sideline of Warwick Street to the point of beginning.

EXHIBIT "B"

CAMPUS HIGH SCHOOL

EARLY LAND ACQUISITION AREA

Beginning at the intersection of the southerly sideline of Tremont Street and the easterly sideline of Ruggles Street;

Thence running northeasterly along the southerly sideline of Tremont Street to the intersection of the westerly sideline of Weston Street;

Thence turning and running southeasterly along the westerly sideline of Weston Street extended to the easterly sideline of Cabot Street;

Thence turning and running northeasterly along the easterly sideline of Cabot Street to the intersection of the southerly sideline of Cabot Place;

Thence turning and running southeasterly along the southerly sideline of Cabot Place extended to the easterly sideline of Warwick Street;

Thence turning and running northeasterly along the easterly sideline of Warwick Street to the intersection of the southerly sideline of Sterling Street;

Thence turning and running southeasterly along the southerly sideline of Sterling Street to the westerly sideline of Shawmut Avenue;

Thence turning and running southwesterly along the westerly sideline of Shawmut Avenue to the northerly sideline of Roxbury Street;

Thence turning and running northwesterly and southwesterly along the northerly sideline of Roxbury Street to the intersection of the westerly sideline of Shailer Avenue;

Thence turning and running northeasterly along the westerly sideline of Shailer Avenue to a point which is the intersection of the southeasterly parcel line of the property located at 12 Linden Park Street (now or formerly owned by Henry Royal);

Thence turning and running northwesterly along the southerly parcel lines of the properties respectively located at:

EXHIBIT "B"

CAMPUS HIGH SCHOOL

EARLY LAND ACQUISITION AREA

Beginning at the intersection of the southerly sideline of Tremont Street and the easterly sideline of Ruggles Street;

Thence running northeasterly along the southerly sideline of Tremont Street to the intersection of the westerly sideline of Weston Street;

Thence turning and running southeasterly along the westerly sideline of Weston Street extended to the easterly sideline of Cabot Street;

Thence turning and running northeasterly along the easterly sideline of Cabot Street to the intersection of the southerly sideline of Cabot Place;

Thence turning and running southeasterly along the southerly sideline of Cabot Place extended to the easterly sideline of Warwick Street;

Thence turning and running northeasterly along the easterly sideline of Warwick Street to the intersection of the southerly sideline of Sterling Street;

Thence turning and running southeasterly along the southerly sideline of Sterling Street to the westerly sideline of Shawmut Avenue;

Thence turning and running southwesterly along the westerly sideline of Shawmut Avenue to the northerly sideline of Roxbury Street;

Thence turning and running northwesterly and southwesterly along the northerly sideline of Roxbury Street to the intersection of the westerly sideline of Shailer Avenue;

Thence turning and running northeasterly along the westerly sideline of Shailer Avenue to a point which is the intersection of the southeasterly parcel line of the property located at 12 Linden Park Street (now or formerly owned by Henry Royal);

Thence turning and running northwesterly along the southerly parcel lines of the properties respectively located at:

12 Linden Park St. (now or formerly owned by Henry Royal)
18 Linden Park St. (now or formerly owned by City of Boston)
22 Linden Park St. (now or formerly owned by Temple of Christ)
24-26 Linden Park St. (now or formerly owned by George Perry)
30 Linden Park St. (now or formerly owned by Katherine Irvin)
34 Linden Park St. (now or formerly owned by Joseph Barbaro)
36 Linden Park St. (now or formerly owned by City of Boston)

Extended to the westerly sideline of Gay Street;

Thence turning and running northerly along the westerly sideline of Gay Street about 30 feet to a point which is the intersection of the westerly sideline of Gay Street and the southerly parcel line of a property now or formerly owned by City of Boston;

Thence turning and running westerly, northwesterly, and then westerly along the southerly parcel lines of the properties respectively located at:

42 Linden Park Street (now or formerly owned by City of Boston)
the vacant land between 50 & 60 Linden Park Street (now or formerly owned by Willard Welch)
60-66 Linden Park Street (now or formerly owned by Hub Laundry)
72 Linden Park Street (now or formerly owned by David Marshall)

to a point at the intersection of the southerly and the westerly boundaries of the property now or formerly owned by David Marshall and the easterly boundary of the property now or formerly owned by Leo Gould;

Thence turning and running southerly along the easterly boundary of the property now or formerly owned by Leo Gould to a point at the intersection of the easterly boundary of said property and the southerly boundary of said property;

Thence turning and running westerly along the southerly boundary line of said property extended to the westerly sideline of Dunlow Street;

Thence turning and running northerly along the westerly sideline of Dunlow Street to a point which is the intersection of the southeasterly parcel line of the vacant land now or formerly owned by Ann Murray and located adjacent to 36 Dunlow Street and the westerly sideline of Dunlow Street;

Thence turning and running along the southerly parcel line of the said vacant land adjacent to 36 Dunlow Street and, through various courses and distances, along the easterly, southerly and westerly parcel lines of the property located at 3 Conant Place (now or formerly owned by Winnifred Felton);

Thence turning and running along the southerly parcel line of the vacant land now or formerly owned by R.S.R. Realty and located at the corner of King and Elmwood Streets to the easterly sideline of King Street;

Thence turning and running northwesterly along the easterly sideline of King Street extended to the northerly sideline of Elmwood Street;

Thence turning and running southwesterly along the northerly sideline of Elmwood Street to the intersection of the easterly sideline of Texas Street;

Thence turning and running northwesterly along the easterly sideline of Texas Street to a point which is the intersection of the easterly sideline of Texas Street and the property line running between the property at the corner of Texas and Tremont Streets now or formerly owned by Saul Greenberg and the property located at 1322 Tremont Street now or formerly owned by R. S. R. Realty;

Thence turning and running generally northeasterly along the southwesterly boundaries of properties now or formerly owned by Saul Greenberg, Gertrude Rubin and Murray Robinson to the southeasterly corner of said Robinson property;

Thence turning and running northwesterly along the northeasterly boundary of said Robinson property to the southerly sideline of Tremont Street at a point located at the northeasterly corner of said Robinson property;

Thence turning and running northeasterly along the southerly sideline of Tremont Street to a point at the northwesterly corner of property now or formerly owned by Bessie Cutler;

Thence turning and running southeasterly along the southwesterly boundary of said property to its southwesterly corner;

Thence turning and running generally northeasterly to a point which is the southwesterly corner of the property now or formerly owned by Leonard Starr and located at 1300 Tremont Street;

Thence turning and running northwesterly along the westerly parcel line of the said property located at 1300 Tremont Street to the southerly sideline of Tremont Street;

Thence turning and running northeasterly along the southerly sideline of Tremont Street to the intersection of the westerly sideline of Whittier Street;

Thence turning and running southeasterly along the westerly sideline of Whittier Street extended to the southerly sideline of Hampshire Street;

Thence turning and running southwesterly along the southerly sideline of Hampshire Street to the extended easterly sideline of the property located at 123 Hampshire Street (now or formerly owned by Boston Edison Co.);

Thence turning and running northwesterly along the easterly sideline extended and the easterly sideline of said property located at 123 Hampshire Street to the northwesterly sideline of said property;

Thence turning and running southwesterly along the northwesterly sideline of said property to the northeasterly sideline of Linden Park Street;

Thence turning and running southeasterly along the easterly sideline of Linden Park Street to the southerly sideline of Simmons Street;

Thence turning and running northeasterly about 130 feet along the southerly sideline of Simmons Street to the southwesterly line of the property numbered 30 Simmons Street (now or formerly owned by Barney Victor);

Thence turning and running southeasterly along the southwesterly sideline of said property at 30 Simmons Street and said sideline extended to the southeasterly sideline of Stony Brook;

Thence turning and running northeasterly about 225 feet along the southeasterly sideline of Stony Brook to a lot line which is the southwesterly lot line extended of the property numbered 21 Lamont Street (now or formerly owned by Leo Billar);

Thence turning and running easterly along said lot line extended to the southwesterly corner of said property at 21 Lamont Street;

Thence turning and running generally northerly along the rear of the lots on the west side of Lamont Street to the southeasterly sideline of Stony Brook;

Thence turning and running northeasterly along the southeasterly sideline of Stony Brook to the westerly sideline of Lamont Street;

Thence turning and running along the westerly sideline of Lamont Street to a point which is the southwesterly corner of the intersection of Lamont, Vernon, and Downing Streets;

Thence turning and running northeasterly along the westerly sideline of Downing Street extended and Downing Street to the southwesterly sideline of Whittier Street;

Thence turning and running southeasterly along the southwesterly sideline of Whittier Street extended to the easterly sideline of Cabot Street;

Thence turning and running northeasterly along the easterly sideline of Cabot Street extended to the northerly sideline of Ruggles Street;

Thence turning and running northwesterly along the northerly sideline of Ruggles Street to the point of beginning, all as shown on the map entitled "Campus High School Urban Renewal Area - Early Land Acquisition", dated June 30, 1966, a copy of which is available for inspection at the offices of the Authority at 73 Tremont Street, Boston, Massachusetts.

Land Use Survey

Campus High Project Area

A. Total Project Area — 129.2 Acres

B. Existing Land Use	Total	Improved	Vacant
Residential	57.1	38.8	18.3
Dwelling purposes	38.6	21.4	17.2
Community facilities	18.5	17.4	1.1
Non-Residential	34.5	29.1	5.4
Commercial	18.0	16.3	1.7
Industrial	10.6	9.7	.9
Institutional	5.9	3.1	2.8
Streets and Ways	37.6	35.1	2.5
Major Transportation	1.4	1.4	---
Other Streets	36.2	33.7	2.5
Total	129.2	103.0	26.2

C. Density (Dwelling Units per Acre)

Total Dwelling Units 1,061

Gross (includes street area)	8.2 DU/Ac
Net (includes land area only)	11.6 "
Net Residential (includes residential land only)	18.6 "
New Dwelling (includes land for dwelling only)	27.5 "

Land Use Survey

Early Land Acquisition Area

A. Total Acquisition Area — 57.3 Acres

B. Existing Land Use	Total	Improved	Vacant
Residential	31.1	16.7	14.4
Dwelling Purpose	25.4	11.6	13.8
Community facilities	5.7	5.1	.6
Non-Residential	16.8	12.2	4.6
Commercial	6.8	5.9	.9
Industrial	5.9	5.0	.9
Institutional	4.1	1.3	2.8
Streets and Ways	9.4	8.7	.7
Major Transportation	--	--	--
Other Streets	9.4	8.7	.7
Total	57.3	37.6	19.7

C. Density (Dwelling Units per Acre)

Total Dwelling Units	632
Gross (includes street area)	11.0 DU/Ac
Net (includes land area only)	13.2 "
Net Residential (includes residential land only)	20.3 "
New Dwelling (includes land for dwelling only)	24.9 "

Building and Dwelling Condition Summary

Campus High Project Area

	TOTAL		STANDARD		DEFICIENT	
	No.	%	No.	%	No.	%
Total Buildings	652	100.0	52	8.0	600	92.0
Residential	463	71.0	20	4.3	443	95.7
Dwelling Purpose	411	63.0	7	1.7	404	98.3
Community Facilities	52	8.0	13	25.0	39	55.0
Non-Residential	189	29.0	32	16.9	157	83.1
Commercial	134	20.6	20	14.9	114	85.1
Industrial	46	7.1	11	23.9	35	76.1
Institutional	9	1.3	1	11.1	8	88.9

	TOTAL		DWELLING UNITS		LODGING UNITS	
	No.	%	No.	%	No.	%
Total Households	1,191	100.0	1,061	100.0	130	100.0
In standard buildings	11	0.9	11	1.1	0	.0
In deficient buildings	1,180	99.1	1,050	98.9	130	100.0
Vacant	361	30.3	295	27.8	66	50.8

Building and Dwelling Condition Summary

Early Land Acquisition Area

	Total		Standard		Deficient		Substandard	
	No.	%	No.	%	No.	%	No.	%
Total Buildings	364	100.0	27	7.4	39	10.7	298	81.9
Residential	287	78.8	12	4.2	29	10.1	246	85.7
Dwelling purpose	265	72.8	5	1.8	24	9.1	236	89.1
Community Facil.	22	6.0	7	31.4	5	23.1	10	45.5
Non-Residential	77	21.2	15	19.5	10	13.0	52	67.5
Commercial	47	12.9	11	23.4	6	12.8	30	63.8
Industrial	27	7.4	3	11.1	3	11.1	21	77.8
Institutional	3	.9	1	33.4	1	33.3	1	33.3

	No.	%
Total Households (dwelling units)	632	100.0
In standard buildings	8	1.2
In deficient buildings	56	8.9
In substandard buildings	568	89.9
Vacant	248	39.2

Summary

Building Permits Issued for New Construction

Campus High School Project Area

1960 - 1966 (June)

Year	Early Land		Outside Early Land		Total Project Area	
	No. of Permits	Cost	No. of Permits	Cost	No. of Permits	Cost
1960	---	$ ---	---	$ ---	---	$ ---
1961	---	$ ---	1	$14,000	1	$14,000
1962	---	---	---	---	---	---
1963	2	40,000	---	---	2	40,000
1964	---	---	---	---	---	---
1965	1	1,500	---	---	1	1,500
1966 (June)	---	---	---	---	---	---
TOTALS	3	$41,500	1	$14,000	4	$55,500

Building Permits For New Construction

Campus High School Project Area

1960 - 1966 (June)

Early Land Acquisition Area

Address	Owner	Year	Purpose	Cost
Ruggles St. 135	J. & M. Walton	1965	Erect barbecue pit	$ 1,500
Shawmut Avenue 769-771	Eustis Realty Corp.	1963	Build 1-story addit.	$25,000
Tremont St. 1202	Elec. Spec. & Supply	1963	Extend building	15,000

Outside Early Land

Address	Owner	Year	Purpose	Cost
Guild Row 24	American Oil Co.	1961	Erect gas station	$14,000

Summary

Building Permits Issued (Over $1000)

For Alterations & Repairs For

Campus High School Project Area

1960 - 1966 (June)

	Early Land		Outside Early Land		Total Project Area	
Year	No. of Permits	Cost	No. of Permits	Cost	No. of Permits	Cost
1960	4	$ 4,000	4	$12,900	8	$16,900
1961	3	7,925	4	5,095	7	13,020
1962	5	30,330	3	7,100	8	37,430
1963	---	---	3	3,900	3	3,900
1964	2	4,185	---	---	2	4,185
1965	10	24,805	1	1,000	11	25,805
1966(June)	2	4,500	2	3,000	4	7,500
TOTALS	26	$75,745	17	$32,995	43	$108,740

Permits Issued (Over $1,000) for Alterations & Repairs

Campus High School Project Area

1960 - 1966 (June)

Early Land Acquisition Area

Address	Owner	Year	Purpose	Cost $
Kent St. 31	Natalie Shelvin	1960	A&R	1,000
Whittier St. 30	Joseph Winer	1960	A&R	1,000
" " "	" "	1960	A&R	1,000
Whittier St. 36	Joseph Winer	1960	A&R	1,000
Shawmut Ave. 727	Mr Condon	1961	A&R	1,800
Tremont St. 1252	St. John's Episcopal	1961	A&R	4,600
Vernon St. 82	Walter J. Boretzky	1961	A&R	1,525
Linden Park St. 109	Standard Overall	1962	A&R	1,000
Roxbury Ct. 12	D.B. Maddox	1962	A&R	1,480
Shawmut Ave. 727	Mr. Condon	1962	A&R	1,400
Shawmut Ave. 777	Met. Baptist Church	1962	A&R	1,450
Tremont St. 1204	Elect. Spec Supply	1962	A&R	25,000
Cabot St. 214	Raymond L. Dennis	1964	A&R	1,185
Tremont St. 1242	Anthony J. Merlino	1964	A&R(f.r.)*	3,000
Cabot St. 186	Napoleon Cameron	1965	A&R	2,100
Kent St. 22	Elijah Garrette	1965	A&R	1,980
Lamont St. 39	Anne Morris	1965	A&R	3,300
Linden Park St. 50	Helen Hanna	1965	A&R	1,250
Ruggles St. 60	Sadie Kadish	1965	A&R	1,375
Ruggles St. 159	Ruggles St. Baptist Ch.	1965	A&R	1,800
St.Francis DeSales St.22	Catholic Church	1965	A&R	1,500
Shawmut Ave. 815	David Herschman	1965	A&R	2,500
Williams St. 37	Boston Consolidated Gas	1965	A&R	3,000
" " "	" " "	1965	CO**	6,000
Linden Park St. 25	Wayne Evans Realty Tr.	1966	A&R(f.r.)*	1,500
Tremont St. 1248-1250	Automatic Heating Supply Corp.	1966	A&R	3,000

*f.r. = fire repair
** Change of occupancy -(gar. to strge.)

Permits Issued (Over $1,000) for Alterations & Repairs

Campus High School Project Area

1960 - 1966 (June)

Outside Early Land

Address	Owner	Year	Purpose	Cost $
Bartlett St. 19-21	Lambert Realty Trust	1960	A&R	1,300
Columbus Ave. 1061-1065	Bob Dunne Realty	1960	A&R(f.r.)*	6,000
Roxbury St. 84-96	City of Boston	1960	A&R	4,000
Tremont St. 1340-1344	Monaco Liquor, Inc	1960	A&R	1,600
Columbus Ave. 1127-1129	Joseph A. Marino	1961	A&R	1,000
Dudley St. 58	Michael Ciano	1961	A&R	1,450
Roxbury St. 149	St. Luke's Nursing Hme.	1961	A&R	1,145
Tremont St. 1303	Walter Berman	1961	A&R	1,500
Columbus Ave. 938	George & Solomon Selby	1962	A&R	4,000
Dudley St. 54	John Ludvigsen	1962	A&R	1,700
Ruggles St. 210-212	John & Peter Luciani	1962	A&R	1,400
Columbus Ave. 1188	Arthur Finn	1963	A&R(f.r.)*	1,900
King St. 19	George Ramonos	1963	A&R	1,000
Tremont St. 1285	Boston Lamp Co.	1963	A&R	1,000
Dudley St. 40	John & Nancy Southwick	1965	A&R(f.r.)*	1,000
Elmwood Place 2	John Bartlett	1966	A&R	1,500
Kenilworth St. 30	Christ Temple Church	1966	A&R	1,500

* f.r. = fire repair

Building Demolition Summary

	Campus High Project Area	Early Land Acq. Area
Total Buildings 1931 (est.)	1,012	654
Total Buildings 1966	652	364
Decline	-360	-290
Percent Decline	35.6%	44.3%
Buildings Demolished 1960 - June 1966	152	112
Percent Decline	18.9%	23.5%
Buildings Demolished by City of Boston	150	112
Percent Demolition by City of Boston	98.7%	100.0%
Dwelling Units Demolished 1960 - June 1966	350	262

Summary of Demolitions within the Campus High School Project Area

1960 - 1966 (June)

Year	Number of Permits	# Demolished by C of B	# of D.U. Demolished[1]	Other[2]
1960	16	16	30	3 Stores, 3 Permits for "Apts"
1961	20	20	44	1 Gas Sta., 1 Church, 1 Store
1962	10	10	19	--------
1963	17	16	46	1 Wagon Shed, 1 Permit for "Stores"
1964	31	30	73	4 Stores, 3 Permits for "Stores," 4 Permits for "Apts"
1965	26	26	58	4 Stores, 1 Church, 1 Permit for "Stores"
1966 (June)	32	32	80	1 Permit for "Stores"
	152	150	350	

1 Where permit did not specify number of families, one family was assumed.

2 In certain cases, the Building Department Permit did not specify the number of stores; they were therefore noted separately.

Summary of Demolitions within the Campus High School Early Land Acquisition Area

1960 - 1966 (June)

Year	Number of Permits	# Demolished by C of B	# of D.U. Demolished[1]	Other[2]
1960	12	12	26	3 Stores, 3 Permits for "Apts"
1961	16	16	37	1 Church, 1 Store
1962	8	8	17	-------
1963	6	6	13	1 Wagon Shed, 1 Permit for "Stores"
1964	24	24	58	3 Stores, 1 Permit for "Stores", 1 Permit for "Apts"
1965	23	23	55	3 Stores, 1 Church, 1 Permit for "Stores"
1966 (June)	23	23	56	1 Permit for "Stores"
	112	112	262	

1. Where permit did not specify number of families, one family was assumed.

2. In certain cases, the Building Department Permit did not specify the number of stores; they were therefore noted separately.

Demolitions

Campus High School Project Area

1960 - 1966 (June)

Address	Owner	Year	Use	By Whom
*** Auburn Street**				
* 6	New England Structures, Inc.	1965	1 f.	C. of B.
* 8	William T. Alford	1960	2 f.	"
* 8½	City of Boston	1961	3 f.	"
* 10	New England Structures, Inc.	1963	2 f.	owner
* 15	Rachel Singletary	1962	1 f.	C. of B.
Bartlett Street				
7	City of Boston	1966	3 f.	C. of B.
9	"	"	"	"
11	"	"	"	"
13	"	"	"	"
15	"	"	"	"
17	"	"	"	"
55	Margaret Gilson	"	2 f.	"
*** Cabot Street**				
* 154	Clifford T. Sheehan	1964	3 f.	C. of B.
* 160-164	City of Boston	1965	4 f.	"
* 200-204	Catharine Williams	1966	1 f.	"
* 216	City of Boston	1964	1 f.	"
* 221	David L. Shuman	1960	3 f.	"
* 226	Frank Doyle	1966	3 f.	"
Columbus Avenue				
967	Bennington Realty Corp.	1964	3 f.	C. of B.
969	"	"	"	"
971	"	"	"	"
1036-1038	Prentiss Apts. Inc.	"	store-6f.	owner
1040-1042	Maurice Gordon	"	apts-stores	C. of B.
1046	"	"	"	"
1048	"	"	Apts	"
1127	Joseph and Mary Marino	1965	Store	"
Crossin Place				
5	David Shuman	1961	3 f.	C. of B.
7	"	"	"	"

*Within Early Land Acquisition Area

Address	Owner	Year	Use	By Whom
* Dallas Place				
* 2	Charles I. & Wilhelmina Mason	1962	1 f.	C. of B.
* 7	Earl & Elizabeth Tamesvitch	1962	"	"
* 9	City of Boston	1964	"	"
Dudley Street				
61	D. and J Donovan - M. Hogan	1965	1 f.	C. of B.
* Dunlow Place				
* 47	Paul M. Mc Carthy	1963	Wagon Shed	C. of B.
Elmwood Place				
7	Peno L Petro	1961	1 f.	C. of B.
Elmwood Street				
7	City of Boston	1960	1 f.	C. of B.
30	M. C. Hanley & M. Kelley	1960	"	"
34	City of Boston	1962	"	"
* Gay Street				
* 3	City of Boston	1964	3 f.	C. of B
* 7	" "	1964	"	"
* Hampshire Street				
* 101	City of Boston	1966	3 f.	C. of B.
* Haskins Street				
* 7	City of Boston	1964	Stores	C. of B.
* 22	" "	1965	2 f.	"
* 43	Rose Steinberg	1965	1 f.	"
* 45	" "	"	2 f.	"
* 49	Betty Scott	"	1 f.	"
* 51	Claudie A. NeHalsingh	"	3 f.	"
* 53	Kevorki V. Ihnaian	1961	1 f.	"
* Hubert Street				
* 12	Boston Redevelopment Authority	1964	Store & 2 f.	C. of B.
* 23	" " "	"	Dwelling	"
* Kent Street				
* 15	Karl Anderson	1962	3 f.	C. of B.
* 17	" "	"	"	"
* 21	Emus Deloach	1961	"	"

*Within Early Land Acquisition Area

Address	Owner	Year	Use	By Whom
Lambert Avenue				
4	Anderson Starr	1966	3 f.	C. of B.
***Lamont Street**				
* 9	Sumner Victor	1965	3 f.	C. of B.
* 16	Kenneth C. Phillips	1963	"	"
* 35	Nicholas Grassa	1964	"	"
* 40	City of Boston	1965	"	"
***Linden Avenue**				
* 2	Jacob Kaplan T.C.	1961	Dwelling	C. of B.
* 4	George Kenney	"	"	"
*** Linden Park Street**				
* 1-5½	Mary Brown	1966	Stores	C. of B.
* 36	City of Boston	1964	3 f.	"
* 42	" " "	1966	"	"
* 46	Elizabeth A. Norton	1965	"	"
* 67	City of Boston	1964	"	"
* 69	" " "	"	"	"
* 98	Charles Kelley	"	"	"
Malbon Pl.				
1	Virginia Consolo	1963	3 f.	C. of B.
2	" "	"	"	"
3	" "	"	"	"
4	" "	"	"	"
5	" "	"	"	"
6	" "	"	"	"
7-9	" "	"	"	"
8	" "	"	"	"
10	" "	"	"	"
11	" "	"	"	"
12	" "	"	"	"
*** Oakburn Avenue**				
* 2	Ray C. Johnson	1965	2 f. & Store	C. of B.
* 4	" "	"	1 f. & Store	"
*17	" "	1966	3 f.	"
*19	" "	"	"	"
*21	" "	"	"	"
*22	" "	"	2 f.	"
*25	" "	"	3 f.	"
*27	" "	"	"	"
*29	" "	"	"	"

*Within Early Land Acquisition Area

Address	Owner	Year	Use	By Whom
Putnam Place				
2½	Christine Knowles	1965	2 f.	C. of B.
4	Homer J Ludington	1962	1 f.	C. of B
Roxbury Street				
34	American Oil Company	1961	Gas Sta. (vac)	C. of B.
* 119-121	John Corey C/O M. Goodman	1965	1 f.	"
* 123-125	" " " "	1963	"	"
165	Harvey Blanks	1960	"	"
Ruggles Street				
*59	City of Boston	1966	3 f.	C. of B.
*61	" "	"	4 f.	"
*62	Sophie Lerner	1965	3 f.	"
*63	City of Boston	1966	4 f	"
*64	Sophie Lerner	1965	3 f.	"
*66	City of Boston	"	"	"
*68	" "	"	"	"
* 69 A & B	" "	"	4 f. & Stores	"
* 73	Ray Johnson	"	3 f.	"
* 74-76	" "	"	"	"
* 75	" "	"	"	"
* 78	" "	"	3 f. & Store	"
* 80-82	City of Boston	1964	4 f. & Store	"
*139-141	" "	1963	4 f.	"
* 144	Norman Munson	1964	3 f.	"
*143-145	City of Boston	1963	3 f. & Stores	"
199	Garland Rorp	1960	1 f.	"
***St. Francis De Sales St.**				
* 33-35	George Kenney	1960	2 f.	"
* 44	Herbert P. Milanes	1962	2 f.	"
***Shawmut Avenue**				
* 697	Church of Our Lord Jesus	1961	f.& Church	C. of B.
* 699	Francis D. Washington Trustee	"	4 f.	"
* 701	Trustees Sterling Trust	"	4 f.	"

*Within Early Land Acquisition Area

Address	Owner	Year	Use	By Whom
* Sterling Street				
* 56	Church of Our Lord Jesus	1961	Store	C. of B.
* 70	Luke & Alene Bardouville	1960	Apts.	"
* 72	William & Kizzie Crute	1960	"	"
* 74	William T. Crute	"	"	"
* Sumner Place				
* 3	John Lawlor	1964	3 f.	C of B
* 4	Robert Gordon	"	"	"
* 4½	" "	"	"	"
* 5	Lawrence & H. Reno	1966	2 f.	"
* 6	Dewey M. Dockett	1964	3 f.	C. of B.
* 8	" " "	"	"	"
Tremont Street				
* 1238-1240	Joseph Dell	1960	4 f. & 2 stores	C. of B
* 1246	A L. Rutstein	1966	2 f.	"
* 1267-1275	M Gordon	1964	store & apts.	"
1346	S. Greenberg & F. Halperin	1966	f.	"
* Vernon Place				
* 2	Eagle Engr. & Const. Co.	1966	f.	C. of B.
* 4	" " " " "	"	"	"
* 6	" " " " "	"	"	"
* Vernon Street				
* 76	City of Boston	1961	3 f.	C. of B.
* 78	" " "	"	"	"
* 80	" " "	"	"	"
* 84	Thomas Ackerman	1962	"	"
* 86	" "	"	"	"
* 105	George I Knaian	1960	3 f. & store	"
* 124	Frank Doyle	1966	2 f.	"
*129-131	Elizabeth Weiner	1960	3 f.	C. of B.
* 135	St. John Baptist Church	1965	Church	"
* 142	City of Boston	1964	3 f.	"
* 193	Celia Friedman	1961	f.	"
* 195	" "	"	3 f.	"
* 197	" "	"	"	"
* 199	" "	"	"	"

*Within Early Land Acquisition Area

Address	Owner	Year	Use	By Whom
* Warwick Street				
* 117	Ernest Lewis	1964	3 f.	C. of B.
* 119	Lucy Hunter	"	"	"
* Westminster Street				
* 64	Annie Chaplen Trus.	1960	3 f.	C. of B.
* 66	" " "	"	"	"
* 68	" " "	"	"	"
* Williams Street				
* 62	City of Boston	1966	3 f.	C. of B.
* 64	Samuel Neustadt	"	"	"

* Within Early Land Acquisition Area

1966 Housing Characteristic Summary

Campus High Project Area

		Number	Percent
I.	Total Dwelling Units	1,061	(100.0)
II.	Occupancy		
	Occupied	766	(72.2)
	Vacant	295	(27.8)
III.	Racial Occupancy (915 Households)		
	White	289	(31.6)
	Non-White	626	(68.4)
IV.	Ownership		
	Owner-occupied	120	(15.7)
	Renter-Occupied	646	(84.3)

	Total	Occupied	Vacant
Lodging Units (1966)	130	64	66
Total Housing Units (1966)	1,191	830	361

Housing Characteristics

Campus High Project Area

	No.	Change	% Change
I. Total Dwelling Units			
1940	2,256		
1950	2,192	- 64	(- 2.8)
1960	1,573	-619	(-28.2)
1966 (est)	1,061	-512	(-32.5)
Change 1940-1966:	-1,195	(-53.0%)	

II. Occupancy

	Occupied				Vacant			
	No.	(%)	Change	(% Change)	No.	(%)	Change	(% Change)
1940	2,081	(92.2)			175	(7.8)		
1950	2,144	(97.8)	63	(3.0)	48	(2.2)	-127	(-72.6)
1960	1,278	(81.2)	-866	(-40.3)	295	(18.8)	247	(514.5)
1966	766	(72.2)	-512	(-40.1)	295	(27.8)	0	(0)

Change 1940-1966 Occupied: -1,315 (-63.2%)
Vacant : 120 (68.6%)

III. Racial Occupancy

	White				Non-White			
	No.	(%)	Change	(% Change)	No.	(%)	Change	(% Change)
1940	1,356	(65.2)			725	(34.8)		
1950	1,262	(58.9)	- 94	(- 6.9)	882	(41.1)	157	(21.7)
1960	526	(41.2)	-736	(-58.3)	752	(58.8)	-130	(-14.7)
1966	289	(31.6)	-237	(-45.1)	626	(68.4)	-126	(-17.4)

Change 1940-1966 White : -1,067 (-78.7%)
Non-White: - 99 (-13.7%)

IV. Ownership

	Owner-Occupied				Renter-Occupied			
	No.	(%)	Change	(% Change)	No.	(%)	Change	(% Change)
1940	159	(7.6)			1,922	(92.4)		
1950	189	(8.8)	30	(18.9)	1,955	(91.2)	33	(1.7)
1960	167	(13.1)	-22	(-11.6)	1,111	(86.9)	-844	(-43.1)
1966	120	(15.7)	-47	(-28.1)	646	(84.3)	-465	(-41.9)

Change 1940-1966 Owner Occupied: -39 (-24.5%)
Renter Occupied: -1,276 (-66.4%)

1966 Housing Characteristic Study

Early Land Acquisition Area

		Number	Percent
I.	Total Dwelling Units	632	(100.0)
II.	Occupancy		
	Occupied	384	(60.8)
	Vacant	248	(39.2)
III.	Racial Occupancy		
	White	117	(30.5)
	Non-white	267	(69.5)
IV.	Ownership		
	Owner-occupied	63	(16.4)
	Renter occupied	321	(83.6)

Housing Characteristics

Early Land Acquisition Area

I. Total Dwelling Units

	No.	Change	% Change
1940	1,484		
1950	1,470	-14	(-.9)
1960	872	-598	(-40.6)
1966(est.)	632	-240	(-27.5)
Change 1940-1966:		-852	(-57.4%)

II. Occupancy

	Occupied				Vacant			
	No.	(%)	Change	% Change	No.	(%)	Change	% Change
1940	1,383	(93.2)			101	(6.8)		
1950	1,443	(98.2)	60	(4.3)	27	(1.8)	-74	(-73.2)
1960	677	(77.6)	-766	(-53.0)	195	(22.4)	168	(622.2)
1966	384	(60.8)	-293	(-43.3)	248	(39.2)	53	(27.1)

Change 1940-1966 Occupied: -999 (-72.2%)
Vacant : 147 (145.5%)

III. Racial Occupancy

	White				Non-White			
	No.	(%)	Change	(% Change)	No.	(%)	Change	(% Change)
1940	706	(51.0)			677	(49.0)		
1950	681	(47.2)	- 25	(- 3.5)	762	(52.8)	85	(12.5)
1960	223	(32.9)	-458	(-67.2)	454	(67.1)	-308	(-40.4)
1966	117	(30.5)	-106	(-47.5)	267	(69.5)	-187	(-41.2)

Change 1940-1966 White : -589 (-83.4%)
Non-White: -410 (-60.6%)

IV. Ownership

	Owner-Occupied				Renter-Occupied			
	No.	(%)	Change	(% Change)	No.	(%)	Change	(% Change)
1940	99	(7.2)			1,284	(92.8)		
1950	116	(8.0)	17	(17.1)	1,327	(92.0)	43	(3.3)
1960	97	(14.3)	-19	(-16.3)	580	(85.7)	-747	(-56.2)
1966	63	(16.4)	-34	(-35.1)	321	(83.6)	-259	(-44.7)

Change 1940-1966 Owner occupied: -36 (-36.4%)
Renter occupied: -963 (-75.0%)

Unsafe and Dangerous Buildings*

1. Early Land Acquisition Area

Address	Use	Occupancy	Inspected By	Status
3 Auburn Street	Res	Occ	Bldg Dept	
192 Cabot Street	Res/Comm	Vac	Bldg Dept	
194 Cabot Street	Res/Comm	Vac	Bldg Dept	
200-204 Cabot Street	Res	(Vac)	Bldg Dept	Dem. 7/66
226 Cabot Street	Res	(Occ)	Bldg Dept	Dem. 5/66
101 Hampshire Street	Res	(Vac)	Bldg Dept	Dem. 5/66
36 Lamont Street	Res	Vac	Bldg Dept	
38 Lamont Street	Res	Occ	Bldg Dept	
1-5½ Linden Park Street	Comm	(Vac)	Bldg Dept	Dem. 5/66
42 Linden Park Street	Res		Bldg Dept	Dem. 5/66
48-48A Linden Park Street	Res	Occ	O.N.I.	
6 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
8 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
10 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
12 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
14 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
15 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
16 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
17 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
18 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
19 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
20 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
21 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
22 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
27-29 Oakburn Avenue	Res	(Vac)	Bldg Dept	Dem. 6/66
81 Roxbury Street	Res	Occ	Bldg Dept	
59 Ruggles Street	Res		Bldg Dept	Dem. 6/66
137 Ruggles Street	Res	Vac	Bldg Dept	
5 Sumner Place	Res	Vac	Bldg Dept	
1246 Tremont Street	Res		Bldg Dept	Dem. 12/65
1248-1250 Tremont Street	Comm	Vac	Bldg Dept	
2 Vernon Place	Res	(Vac)	Bldg Dept	Dem. 5/66
4 Vernon Place	Res	(Vac)	Bldg Dept	Dem. 5/66
6 Vernon Place	Res	(Vac)	Bldg Dept	Dem. 5/66
124 Vernon Street	Res	(Occ)	Bldg Dept	Dem. 5/66

Address	Use	Occupancy	Inspected By	Status
131 Warwick Street	Res	Occ	Bldg Dept	
133 Warwick Street	Res	Vac	Bldg Dept	
135 Warwick Street	Res	Occ	Bldg Dept	
62 Williams Street	Res		Bldg-O.N.I.	Dem. 4/66
63 Williams Street	Res	Occ	O.N.I.	
64 Williams Street	Res		O.N.I.	Dem. 4/66
66 Williams Street	Res	Occ	Bldg Dept	

2. Project Area, Outside of Early Land Acquisition Area

Address	Use	Occupancy	Inspected By	Status
57 Bartlett Street	Res	Occ	Bldg Dept	Dem. 6/66
4 Lambert Avenue	Res	(Vac)	Bldg Dept	
98 Roxbury Street	Res	Occ	Bldg Dept	
1340-1342 Tremont Street	Res/Comm	Occ	Bldg Dept	
3 Willis Terrace	Res	Occ	Bldg Dept	
4 Willis Terrace	Res	Occ	Bldg Dept	

* Survey undertaken Winter-Spring 1966.

CAMPUS HIGH SCHOOL

EARLY LAND ACQUISITION SUMMARY

	Early Land
Total area (acres)	57.3
Streets and Ways	9.4
Land Area	47.9
Residential	31.1
Non-residential	16.8
Commercial	6.8
Industrial	5.9
Institutional	4.1
Percent of project area (129.2 Acres)	44.3%
Number of Parcels	616
Percent of total (953)	64.6%
Number of Buildings	364
Standard	27
Deficient	39
Substandard	298
Percent of total (652)	55.8%
Residential	287
Non-residential	77
Number of dwelling units	632
In standard buildings	8
In deficient buildings	56
In substandard buildings	568
Percent of total (1,061)	59.6%
Total Assessed Valuation	$ 3,128,000
Percent of total ($ 8,774,200)	35.6%
Acquisition Cost	$ 4,222,800

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

LAND ACQUISITION REPORT: Tabulation of Property to Be Acquired

CODE NO. E-222(1)(c)

Estimates of Value and Acquisition Cost	Number of Parcels	Land Area in Sq. Ft.	Appraiser's Valuations* Land Only	Total	LPA Estimate of Acquisition Cost
A. Total Purchases and Donations	293	2,491,516			$4,222,800
B. Purchases (TOTAL)	293	2,085,667			$4,222,800
Federally owned or leased**	1	9,900			$ 40,500
Other publicly owned	59	636,406			$1,055,700
Privately owned	233	1,443,361			$3,126,600
Public utility easements	none	0			0
Damage to property not taken	none	0			0
C. Donations (TOTAL)	-	405,849			0
Vacation of streets and other public rights-of-way	-	405,849			0
Donations by LPA	none	0			0
Donations by other entities	none	0			0

* Appraisal estimates of properties to be acquired will be submitted upon receipt of Survey and Planning Funds.

** A portion of a privately owned acquisition parcel is leased by the Federal government as a U.S. Post Office.

Early Land Clearance Area Summary

Total area	57.3 acres
Number of parcels (federal)	293
Number of buildings	364
Residential	287
Dwelling purpose	265
Community facilities	22
Non-Residential	77
Commercial	47
Industrial	27
Institutional	3
Number of dwelling units	632
Number of businesses	86

TOTAL RELOCATION SUMMARY

Campus High Project Area

	Early Land		Highway		Total: E.L. & Highway		Total Project Area
	No.	% Area	No.	% Area	No.	% Area	
Total Population	1,162	(38.3)	478	(15.8)	1,641	(54.1)	3,034
White	304	(36.1)	88	(10.4)	392	(46.5)	843
Non-White	858	(39.2)	390	(17.8)	1,249	(57.0)	2,191
Households (d.u.)	384	(42.0)	145	(15.8)	529	(57.8)	915
White	117	(40.5)	33	(11.4)	150	(51.9)	289
Non-White	267	(42.7)	112	(17.9)	379	(60.6)	626
Families & Individuals	384	(42.0)	145	(15.8)	529	(57.8)	915
White	117	(40.5)	33	(11.4)	150	(51.9)	289
Non-White	267	(42.7)	112	(17.9)	379	(60.6)	626
Families	299	(40.0)	128	(17.1)	427	(57.1)	747
White	91	(39.1)	28	(12.0)	119	(51.1)	233
Non-White	208	(40.5)	100	(19.5)	308	(60.0)	514
Individuals	85	(50.6)	17	(10.1)	102	(60.7)	168
White	26	(46.4)	5	(8.9)	31	(55.3)	56
Non-White	59	(52.7)	12	(10.7)	71	(63.4)	112
Businesses	86	(30.3)	137	(48.2)	223	(78.5)	284

EARLY LAND RELOCATION SUMMARY

	Number	% of Area	Total Project Area
Total Population	1,162	(38.3)	3,034
White	304	(36.1)	843
Non-White	858	(39.2)	2,191
Households (d.u.)	384	(42.0)	1,181
White	117	(40.5)	289
Non-White	267	(42.7)	626
Owner-Occupied	84	(70.0)	120
Non-Owner-Occupied	300	(42.3)	710
Families & Individuals	384	(42.0)	915
White	117	(40.5)	289
Non-White	267	(42.7)	626
Families	299	(40.0)	747
White	91	(39.1)	233
Non-White	208	(40.5)	514
Individuals	85	(50.6)	168
White	26	(46.4)	56
Non-White	59	(52.7)	112
Businesses	86	(30.3)	284

	Number	Percent
Size of Households to be Displaced		
1 person households	85	(22.1)
2 person households	114	(29.7)
3 person households	65	(16.9)
4 or more persons	120	(31.3)
Rehousing		
Private rental	138	(35.9)
Sales	51	(13.3)
Public housing	195	(50.8)
Size of Rehousing Required		
1 bedroom	185	(48.2)
2 bedrooms	119	(31.0)
3 bedrooms	46	(12.0)
4 or more bedrooms	34	(8.8)

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA / PROJECT DATA / TOTAL POPULATION AND DISPLACEMENT

I. TOTAL SURVEY AND PLANNING AREA

	White	Non-White	Total
Number of Persons	843	2,191	3,034
Persons in Families	787	2,079	2,866
Individuals	56	112	168
Number of Households	289	626	915
Families	233	514	747
Individuals	56	112	168
Number of Businesses	--	--	284

II. EARLY LAND ACQUISITION AREA (BRA Displacement)

	White	Non-White	Total
Number of Persons	304	858	1,162
Persons in Families	278	799	1,077
Individuals	26	59	85
Number of Households	117	267	384
Families	91	208	299
Individuals	26	59	85
Number of Businesses	--	--	86

III. HIGHWAY AREA (DPW Displacement)

	White	Non-White	Total
Number of Persons	88	390	478
Persons in Families	83	378	461
Individuals	5	12	17
Number of Households	33	112	145
Families	28	100	128
Individuals	5	12	17
Number of Businesses	--	--	137

IV. STUDY AND PLANNING AREA

	White	Non-White	Total
Number of Persons	451	943	1,394
Persons in Families	426	902	1,328
Individuals	25	41	66
Number of Households	139	247	386
Families	114	206	320
Individuals	25	41	66
Number of Businesses	--	--	61

Form approved
Budget Bureau No. 63-R925.5

HUD-6122
(1-66)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES

PROJECT LOCALITY: Boston, Mass.

PROJECT NAME: Campus High School

PROJECT NUMBER: Mass. E-

INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.

ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 24 MOS.

DATE OF SUBMISSION:

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED - EARLY LAND ACQUISITION AREA

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in Early Land Acquisition Area	299	91	208
b. Estimated number to be displaced from property to be acquired by LPA	299	91	208
c. Estimated number to be displaced from property to be acquired by other public bodies	0	0	0
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	N/A	N/A	N/A

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	91	47	44	208	178	30
b. Eligible for federally aided public housing	53	38	15	160	144	16
c. Eligible for State or locally aided public housing	(13)	(9)	(4)	(41)	(37)	(4)
d. Ineligible for public housing	38	9	29	48	34	14

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY L P A

ESTIMATED NUMBER OF Single Person Households	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	26	21	5	59	54	5
b. Eligible for federally aided public housing	14	14	0	40	35	5
c. Eligible for State or locally aided public housing	(3)	(3)	(0)	(11)	(9)	(2)
d. Ineligible for public housing	12	7	5	19	19	0

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED (Not Applicable)

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	0	0	0	0	0	0
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
384 a. TOTAL Families / Single Persons	91 / 26	91 / 26	0 / 0	208 / 59	208 / 59	0 / 0
138 b. Private rental housing	37 / 12	37 / 12	- / -	70 / 19	70 / 19	- / -
51 c. Private sales housing	24 / 0	24 / 0	- / -	27 / 0	27 / 0	- / -
195 d. Federally aided public housing	23 / 11	23 / 11	- / -	106 / 26	106 / 26	- / -
e. Other public housing	3 / 7	3 / 7	- / -	5 / 14	5 / 14	- / -

HUD-6122
(1-66)

PROJECT NAME Campus High School | PROJECT NUMBER Mass R-

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE [1]							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	117 (1 Pers. 26 / Pers. 91)	44	24	9	7	5	2	0	0
$0 - $49	0	-	-	-	-	-	-	-	-
$50 - $99	0	-	-	-	-	-	-	-	-
$100 - $149	18	-	-	-	-	-	-	-	-
$150 - $199	10	7	3	-	-	-	-	-	-
$200 - $249	17	10	2	2	2	1	-	-	-
$250 - $299	18	7	2	2	2	1	-	-	-
$300 - $349	5	3	1	-	-	-	-	-	-
$350 - $399	7	4	1	-	-	2	-	-	-
$400 - $449	12	7	2	1	1	-	-	-	-
$450 - $499	5	2	1	-	-	-	-	-	-
$500 or more	25	4	12	4	2	1	2	-	-

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	117	1 Pers. 26 / 2 Pers. 38	37	14	2	0
$0 - $49	0	0	0	-	-	-
$50 - $99	0	0	0	-	-	-
$100 - $149	18	18	0	-	-	-
$150 - $199	10	0	7	3	-	-
$200 - $249	17	0	10	4	3	-
$250 - $299	18	4	5	6	3	-
$300 - $349	5	1	2	2	-	-
$350 - $399	7	0	3	2	2	-
$400 - $449	12	1	5	5	1	-
$450 - $499	5	2	2	1	-	-
$500 or more	25	0	4	14	5	2

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

(1-66)

PROJECT NAME Campus High School | PROJECT NUMBER Mass. R-

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES		NUMBER OF FAMILIES BY FAMILY SIZE [1]							
	1 Pers.	Fams.	2	3	4	5	6	7	8	9 OR MORE
TOTAL 267	59	208	70	41	39	15	14	13	6	10
$0 - $49 0	0	0	-	-	-	-	-	-	-	-
$50 - $99 8	8	0	-	-	-	-	-	-	-	-
$100 - $149 24	24	0	-	-	-	-	-	-	-	-
$150 - $199 46	15	31	17	9	5	-	-	-	-	-
$200 - $249 36	7	29	14	8	3	2	1	1	-	-
$250 - $299 40	2	38	13	3	7	4	3	5	1	2
$300 - $349 27	1	26	10	3	5	2	2	2	2	-
$350 - $399 20	0	20	-	8	5	2	1	2	-	2
$400 - $449 24	2	22	5	8	5	2	1	-	1	-
$450 - $499 18	0	18	7	1	1	1	1	2	1	4
$500 or more 24	0	24	4	1	8	2	5	1	1	2

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS					
		1 BEDROOM		2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
		1 Pers.	2 Pers.				
TOTAL	267	59	62	82	32	22	10
$0 - $49	0	0	0	-	-	-	-
$50 - $99	8	8	0	-	-	-	-
$100 - $149	24	24	0	-	-	-	-
$150 - $199	46	15	15	16	-	-	-
$200 - $249	36	7	11	14	3	1	-
$250 - $299	40	2	12	10	8	6	2
$300 - $349	27	1	8	9	5	4	-
$350 - $399	20	0	0	12	4	2	2
$400 - $449	24	2	5	12	3	2	-
$450 - $499	18	0	7	2	2	3	4
$500 or more	24	0	4	7	7	4	2

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

HUD-6122
(1-66)

PROJECT NAME: Campus High School

PROJECT NUMBER: Mass. R-

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
117															
1. PUBLIC HOUSING* 44															
a. Federally aided	22	646	906	10	949	58	4	623	178	0	166	262	0	43	306
b. State or locally aided	5	166		2	659		1	553		-	76			19	
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL 49	34	1065	74	13	1230	126	2	636	306	0	316	80	0	121	
CROSS MONTHLY RENTAL: Under $40	-	70		-	17		-	3		-	1		-	-	
$40 - $49	-	113		-	75		-	13		-	3		-	1	
$50 - $59	-	116		-	123		-	39		-	11		-	3	
$60 - $69	8	148		-	175		-	67		-	22		-	6	
$70 - $79	6	179	44	-	200		-	101		-	42		-	10	
$80 - $89	7	133	30	-	212	84	-	133		-	64		-	19	
$90 and over	13	306		13	428	42	2	280	306	-	173	80	-	82	
3. STANDARD SALES HOUSING															
TOTAL 24				** 15	213		7	230		2	101		0	53	
SALES PRICE: Under $5,000				-	10		-	11		-	5		-	3	
$5,000 - $5,999				-	5		-	6		-	2		-	1	
$6,000 - $6,999				-	6		-	6		-	3		-	1	
$7,000 - $7,999				-	6		-	7		-	3		-	2	
$8,000 - $8,999				-	6		-	6		-	3		-	1	
$9,000 - $9,999				-	9		-	9		-	4		-	2	
$10,000 - $11,999				7	18		2	20		-	9		-	5	
$12,000 and over				8	153		5	165		2	72		-	38	

** Includes 3 families requiring one bedroom.

* Includes Federal Rent Supplement Units.

HUD-6122
(1-66)

PROJECT NAME: Campus High School

PROJECT NUMBER: Mass. R-

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NONWHITE FAMILIES

TYPE OF HOUSING 267	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
1. PUBLIC HOUSING* 151															
a. Federally aided	57	646	906	35	949	58	15	623	178	15	166	262	7	43	306
b. State or locally aided	9	166		8	659		3	553		2	76		0	19	
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL 89	51	1065	74	32	1230	126	2	636	306	4	316	80	0	121	
GROSS MONTHLY RENTAL: Under $40	-	70		-	17		-	3		-	1		-	-	
$40 - $49	-	113		-	75		-	13		-	3		-	1	
$50 - $59	-	116		-	123		-	39		-	11		-	3	
$60 - $69	8	148		-	175		-	67		-	22		-	6	
$70 - $79	8	179	44	-	200		-	101		-	42		-	10	
$80 - $89	15	133	30	15	212	84	-	133		-	64		-	19	
$90 and over	20	306		17	428	42	2	280	306	4	173	80	-	82	
3. STANDARD SALES HOUSING				**											
TOTAL 27				11	213		12	230		1	101		3	53	
SALES PRICE: Under $5,000				-	10		-	11		-	5		-	3	
$5,000 - $5,999				-	5		-	6		-	2		-	1	
$6,000 - $6,999				-	6		-	6		-	3		-	1	
$7,000 - $7,999				-	6		-	7		-	3		-	2	
$8,000 - $8,999				-	6		-	6		-	3		-	1	
$9,000 - $9,999				-	9		-	9		-	4		-	2	
$10,000 - $11,999				6	18		3	20		-	9		-	5	
$12,000 and over				5	153		9	165		1	72		3	38	

** Includes 4 families requiring one bedroom.

* Includes Federal Rent Supplement Units.

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA / RELOCATION DATA
BOSTON REDEVELOPMENT AUTHORITY

ELIGIBILITY FOR PUBLIC HOUSING AND ASSIGNMENT

	TOTAL	ELIGIBLE	ASSIGNED
Families	299	213	137
White	91	53	26
Non-White	208	160	111
Individuals	85	(54)*	58
White	26	(14)*	18
Non-White	59	(40)*	40
Households	384	267	195
White	117	67	44
Non-White	267	200	151

*Individuals eligible for Public Housing for the Elderly; included in total eligibility

ASSIGNMENT TO PUBLIC, PRIVATE AND SALES

	PUBLIC	PRIVATE	SALES	TOTAL
Households	195	138	51	384
White	44	49	24	117
Non-White	151	89	27	267

BOSTON REDEVELOPMENT AUTHORITY/CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA/RELOCATION BACK-UP DATA

HOUSING RESOURCES AVAILABLE TO FAMILIES AND INDIVIDUALS TO BE RELOCATED

1. Public Housing

A. Regular Public Housing will be available on a priority basis. In 1965 there was a turnover of 1,950 units in both family and elderly projects.

B. Rent Supplement Program

Under recent federal legislation authorizing the Boston Housing Authority to supplement the rents of families eligible for housing assistance, the following units in new 221(d)(3) developments in Washington Park will be utilized:

Charlame II	-	100% or 38 units
Twelfth Baptist	-	100% or 54 units
Warren Gardens	-	20% or 46 units
St. Joseph's	-	37% or 52 units
Total	-	190 units

C. Leasing Program

Under the City Council's recent authorization of 1,000 units of "instant housing", the BHA plans to lease apartments in both new and existing buildings for families eligible for housing assistance. The authorization allows for:

- 400 one- and two-bedroom units for the elderly.
- 600 three-, four-, five-, and six-bedroom family units.

D. Housing for the Elderly

The Boston Housing Authority plans to start construction on seven new developments of elderly housing during 1966, which will provide a total of 520 units.

II. Private Rental Housing

A. 221(d)(3) Moderate-Income Private Housing

A total of 776 units of new housing in Washington Park is expected to be completed by the end of 1968 and will be

available to families relocated from the Campus High School Urban Renewal Area. (Include 190 Rent Supplemented Units)

B. Existing Standard Private Rental Units

Recent analysis indicates that the annual turnover of standard rental units is estimated at over 33,000 units.

III. Private Sales Housing

A. Existing Standard Private Sales Housing

Analysis of standard housing turnover in Boston during 1965 indicates an annual turnover in excess of 3,000 units.

B. New Sales Units

A total of 15 new homes in Washington Park, costing between $15,000 (2 bedrooms) and $16,000 (3 bedrooms) are expected to be completed by July, 1967 and will be available to potential buyers from the Campus High Urban Renewal Area.

Summary (2 year relocation period 1967 - 1968)

I.	Public Housing	5,610
	A. Annual Turnover (1,950/yr)	3,900
	B. Rent Supplementation Program	190
	C. Leasing Program	1,000
	D. Housing for the Elderly(new)	520
II.	Private Rental Housing	66,776
	A. New 221(d)(3)-Moderate income	776
	B. Annual turnover (+33,000/yr)	66,000
III.	Private Sales Housing	6,015
	A. Annual turnover (3,000/yr)	6,000
	B. New sales units	15

7 Nov. 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/ RELOCATION DATA

RELOCATION RESOURCES IN WASHINGTON PARK AREA EXPECTED TO BE AVAILABLE DURING 1967 & 1968

PROJECT	STATUS	EXPECTED COMPLETION	TOTAL UNITS	DISTRIBUTION BY BEDROOM SIZE				
				1	2	3	4	5
Charlame II	Under constr.	Oct. '67	38 (38)	- -	8 (8)	14 (14)	16 (16)	- -
Twelfth Baptist	In planning	Dec.'67	54 (54)	12 (12)	24 (24)	12 (12)	6 (6)	- -
St. Joseph's	In planning	April '68	140 (52)	16 -	42 -	48 (18)	28 (28)	6 (6)
Warren Gardens	In planning	April '68	228 (46)	36	-	180 (34)	12 (12)	- -
Academy II	Under constr.	June '67	316	22	84	130	80	-
Total (Rent Supplementation Units)			776 (190)	86 (12)	158 (32)	384 (78)	142 (62)	6 (6)

PROJECT	EXPECTED COMPLETION	COST	TOTAL UNITS	BEDROOM DISTRIBUTION			
				Eff	1	2	3
Phalanx (Sales)	Dec. '67	$15,000 16,000	15			11	4
BHA Elderly Towers							
Flausburgh	June '68		104	16	83	5	
Richmond & Goldberg	Dec. '68		167	21	140	6	

ANTICIPATED RENTALS

PROJECT	NUMBER OF BEDROOMS 1	2	3	4	5
Charlame II		$145	$155	$165	
Twelfth Baptist	N.A.	$99	$109	$119	
St. Joseph's (Rent Supplemented)	$86	$97	$112 (25% of income)		
Warren Gardens		(not available)			
Academy II*	$75	$85	$95	$110	

*Co-op housing, initial downpayment of $150.

7 Nov. 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/RELOCATION DATA

RELOCATION RESOURCES IN CASTLE SQUARE AND SOUTH END EXPECTED TO BE AVAILABLE IN 1967 AND 1968

CASTLE SQUARE

1. 221 (d)(3): 500 Units (50 leased to BHA)

   Occupancy: Nov. 1966 - Feb. 1967

   Rentals:

(a)	Elevator units	1 bedroom	$88-98
		2 bedrooms	$98-108
(b)	Garden apts.	2 bedrooms	$97
		3 bedrooms	$107
		4 bedrooms	$117-132

2. Housing for the Elderly: 100 Units

   Occupancy: c. Sept. 1967

SOUTH END[1]

1. 221 (d)(3): 350 Units (including 100 leased to BHA and/or rent supplementation)

   Rentals: Same as or below those of Castle Square. (c. $75 - 115

   Location: Camden, Lenox and Hammond Streets (Sites #21,22,23)

2. Public Housing: 85 family units

   360 elderly units

[1]Relocation resources in the South End are for the South End projects' own relocation needs and are not to be considered as a citywide source.

7 Nov. 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/RELOCATION DATA

SUMMARY OF CONCURRENT RELOCATION REQUIREMENTS AND ANTICIPATED RESOURCES 1967 - 1968

ESTIMATED REQUIREMENTS		ESTIMATED RESOURCES	
PUBLIC HOUSING		PUBLIC HOUSING	
		Annual Turnover	1,950/yr
Total Urban Renewal	788	New Elderly	520
DPW Displacement	350	Leased Private	1,000
Total Gov't Actions	1,138	Rent Supplementation	190
		Total (2 years)	5.610
PRIVATE RENTAL		PRIVATE RENTAL	
Total Urban Renewal	1,570	Annual Turnover	33,684/yr
DPW Displacement	500	New 221 (d) (3)	2,826
Total Gov't Actions	2,070	Total (2years)	69,194
PRIVATE SALES		PRIVATE SALES	
Total Urban Renewal	306	Annual Turnover	3,000-3,700/yr
DPW Displacement	200		
Total Gov't Actions	506	Total (2 years)	6,000-7,400

7 Nov. 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/RELOCATION DATA

CONCURRENT RELOCATION AND ANTICIPATED NEW HOUSING RESOURCES
1967 - 1968 BY PROJECT

PROJECT	ESTIMATED RELOCATION 1967 - 1968	1967-1968 ESTIMATED NEW CONSTRUCTION 221 (d)(3)	PUBLIC HOUSING FAMILY	PUBLIC HOUSING ELDERLY
Washington Park	-	776[1]	-	100
South Cove	430	200	-	-
South End	950	350[2]	85	360
Charlestown	250	600	-	100
Fenway	250	-	-	-
Campus High	384	400	-	-
Castle Square	-	500[3]	-	100
Inner Belt & S.W. Expressway	1,050	-	-	-
Totals	3,314	2,826	85[4] (3,571)	660[4]

[1] Includes 190 units rent supplementation.

[2] Includes 100 units rent supplementation and/or leased to BHA.

[3] Includes 50 units leased to BHA.

[4] Estimated by Project Staffs; Relocation estimates 520 units for elderly only, under Annual Contributions Contract.

9 Nov. 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/ RELOCATION DATA

CONCURRENT REQUIREMENTS FOR PUBLIC HOUSING AND ANTICIPATED RESOURCES - 1967 - 1968

PROJECT	BEDROOM REQUIREMENTS 1	2	3	4	5	TOTAL
South Cove	90	11	9	2	-	112
South End	119	36	35	10	13	213
Charlestown	20	26	12	5	2	65
Fenway	152	36	13	2	-	203
Campus High	93	55	23	17	7	195
Total Units Required Urban Renewal	474	164	92	36	22	788
DPW Displacement						350
Total Units Required All Governmental Actions						1,138

ANTICIPATED RESOURCES:

Annual Turnover (@ 1,950/year)	3,900
New Elderly Units	520
Leased Private Housing	1,000
Rent Supplementation Program	190
Total Public Housing Resources	5,610

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA/RELOCATION DATA

SPECIFIC DATA ON EXISTING 221 (d) (3) PROJECTS IN WASHINGTON PARK

PROJECT	TOTAL UNITS	NUMBER OF UNITS BY BEDROOM SIZE RENTALS 1	2	3	4	5
Marksdale I	82		42 $85	28 $95	12 $105	
Marksdale II	84		44 $88	28 $98	12 $108	
Marksdale III	12		8 $88	2 $98	2 $108	
Charlame I	92		24 $88	44 $98	24 $109	
Academy I	202	22 $75	38 $90	84 $105 $109	42 $120 $136	16 $147
Totals	472	22	156	186	92	16

Maximum Income Tenets

	Marksdale	Charlame	Academy
2 persons		$6,100	$6,655
3 or 4 persons	$7,700	$7,200	$7,700
5 or 6 persons	$8,850	$8,300	$8,850
7 or more persons	$10,000	$9,350	$10,000

BOSTON REDEVELOPMENT AUTHORITY/CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA/INFORMATION CENTER BACK-UP DATA/
RELOCATION PAYMENT SCHEDULE FOR DPW TAKINGS/

The Commonwealth, through the Department of Public Works, will pay the moving costs of persons relocated as a result of Inner Belt and Southwest Expressway land takings at the following rate:

Residential Units

Full Kitchen	$60
Stove	15
Refrigerator	5
Outside T.V. Antenna	10
Each Additional Room	20
Maximum Payment	200

Businesses

Maximum Payment	$3,000

For any details contact William O'Malley of the Authority staff.

NATIONAL

23-280—Colored Tabs
23-281—Clear Tabs

NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

Made in U. S. A.

1966 POPULATION CHARACTERISTICS SUMMARY

Campus High Project Area

I. TOTAL POPULATION 3,034

White	843	(27.8%)
Non-White	2,191	(72.2%)

II. FAMILY COMPOSITION

	TOTAL	WHITE NO.	%	NON-WHITE NO.	%
Families	747	233	(31.2)	514	(68.8)
Persons in Families	2,866	787	(27.5)	2,079	(72.5)
Individuals	168	56	(33.4)	112	(66.6)

Population Characteristics

Campus High Project Area

I. Total Population

	No.	Change	% Change
1940	7,411		
1950	7,709	298	(4.0)
1960	4,248	-3,461	(-44.9)
1966(est)	3,034	-1,214	(-28.6)

Change 1940-1966 -4,377 (-59.1%)

II. Racial Composition

	White				Non-White			
	No.	(%)	Change	% Change	No.	(%)	Change	% Change
1940	4,381	(59.1)			3,030	(40.8)		
1950	3,823	(49.6)	-558	(-12.7)	3,886	(50.4)	856	(28.2)
1960	1,531	(36.0)	-2,292	(-59.9)	2,717	(64.0)	-313	(-10.3)
1966(est)	843	(27.8)	-688	(-44.9)	2,191	(72.2)	-526	(-19.4)

Change 1940-1966 White : -3,538 (-80.8%)
Non-White: - 839 (-27.7%)

III. Family Composition (1966)

	Total	White	Non-White
Total Population	3,034	843	2,191
Families	747	233	514
Persons in Families	2,866	787	2,079
Individuals	168	56	112

Population Characteristics

Early Land Acquisition Area

I. Total Population

Year	No.	Change	% Change
1940	4,642		
1950	5,130	488	(10.5)
1960	2,213	-2,917	(-56.8)
1966 (est.)	1,162	-1,051	(-47.5)

Change 1940-1966 -3,480 (-75.0%)

II. Racial Composition

Year	White				Non-White			
	No.	(%)	Change	% Change	No.	(%)	Change	% Chang
1940	2,376	(51.1)			2,266	(48.8)		
1950	2,136	(41.6)	-240	(-10.1)	2,994	(58.4)	728	(32.1)
1960	686	(31.0)	-1,450	(-67.8)	1,527	(69.0)	-1,467	(-48.9)
1966 (est.)	304	(26.2)	-382	(-55.7)	858	(73.8)	-669	(-43.8)

Change 1940-1966 White : -2,072 (-87.2%)
Non-White: -1,408 (-62.1%)

III. Family Composition (1966)

	Total	White	Non-White
Total Population	1,162	304	858
Families	299	91	208
Persons in Families	1,077	278	799
Individuals	85	26	59

1966 POPULATION CHARACTERISTICS SUMMARY

Early Land Acquisition Area

I. TOTAL POPULATION — 1,162

White	304	(26.2%)
Non-White	858	(73.8%)

II. FAMILY COMPOSITION

	TOTAL	WHITE NO	WHITE %	NON WHITE NO	NON WHITE %
Families	299	91	(30.4)	208	(69.6)
Persons in Families	1,077	278	(25.8)	799	(74.2)
Individuals	85	26	(30.6)	59	(69.4)

III. CHILDREN IN FAMILIES

	ALL FAMILIES %
0 Children	37
1 child	19
2 children	20
3 children	9
4 children	2
5 children	3
6 children	4
7 children	3
8 or more children	3

IV. HOUSING DATA

	All Households	White	Non-White
Average Size of Households - Persons	3.1	2.5	3.3
Average Size of Rental Unit - Rooms	4.7	4.6	4.8
Average Contract Rent	$45.	$41.	$46.

V. AGE DATA

A. AVERAGE AGE, HEAD OF HOUSEHOLD

	All Households	White	Non-White
Families	48.9	56.3	43.9
Individuals	64.3	68.8	62.4
Families and Individuals	52.6	60.7	48.0

B. AGE DISTRIBUTION

Age Group	Total %	White %	Non-White %
0 - 4 Years	12.4	4.0	15.3
5 - 17 "	27.0	14.5	31.4
18 - 24 "	11.9	15.3	10.8
25 - 64 "	35.6	42.7	33.1
65 and over	13.0	23.4	9.3
Total %	99.9	99.9	99.9

COMPARISON WITH CITY OF BOSTON

	All Households	
Age Group	Campus High %	City of Boston %
0 - 4 Years	12.4	9.5
5 - 17 "	27.0	19.2
18 - 24 "	11.9	11.1
25 - 64 "	35.6	47.9
65 and over	13.0	12.3
Total %	99.9	100.0

VI. INCOME AND EMPLOYMENT DATA

A. ANNUAL INCOME

Income	All Households %	White Households %	Non-White Households %
Under $1,000	1.3	0	1.9
$ 1,000 - 1,999	22.9	22.4	23.1
2,000 - 2,999	20.9	20.4	21.2
3,000 - 3,999	20.3	16.3	22.1
4,000 - 4,999	9.2	8.2	9.6
5,000 - 5,999	11.7	10.2	12.4
6,000 - 6,999	6.5	8.2	5.8
7,000 - 7,999	0	0	0
8,000 - 8,999	1.3	2.0	1.0
9,000 - 9,999	.7	2.0	0
10,000 - 14,999	3.9	8.2	1.9
15,000and over	1.3	2.0	1.0
Total	100.0	99.9	100.0
Average Income	$3,992.88	$4,779.12	$3,620.28
Median	$3,209.40	$3,307.20	$3,180.00

B. SOURCES OF INCOME

	All Households %	White Households %	Non-White Households %
Salary or Wages	48.1	36.0	53.7
Welfare or Pension Payments	41.1	48.0	38.0
Wages and Partial Welfare or Pension Support	9.5	14.0	7.4
Unemployed and no Welfare Assistance	1.3	2.0	0.9
Total	100.0	100.0	100.0

C. SOURCES OF WELFARE AND PENSION INCOME*

	All Households %	White Households %	Non-White Households %
Aid to Families of Dependent Children	16.5	8.0	20.0
Old Age Assistance	10.1	12.0	9.3
Disability Assistance	8.2	10.0	7.4
General Relief	1.9	0.0	2.8
Veteran's Administration	3.8	10.0	0.9
Social Security	18.4	32.0	12.0
Pension	5.0	10.0	2.8
Rent	5.7	8.0	4.6

D. TYPE OF EMPLOYMENT

	All Households %
Service Workers	25
Operatives	24
Craftsmen	22
Laborers	9
Pvt. Household workers	9
Managers/Proprietors	5
Professional/Technical	3
Clerical	3
Sales	1

*Households may fall into more than one of these categories.

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA / PROJECT DATA / TOTAL POPULATION AND DISPLACEMENT

I. TOTAL SURVEY AND PLANNING AREA

	White	Non-White	Total
Number of Persons	843	2,191	3,034
Persons in Families	787	2,079	2,866
Individuals	56	112	168
Number of Households	289	626	915
Families	233	514	747
Individuals	56	112	168
Number of Businesses	--	--	284

II. EARLY LAND ACQUISITION AREA (ERA Displacement)

	White	Non-White	Total
Number of Persons	304	858	1,162
Persons in Families	278	799	1,077
Individuals	26	59	85
Number of Households	117	267	384
Families	91	208	299
Individuals	26	59	85
Number of Businesses	--	--	86

III. HIGHWAY AREA (DPW Displacement)

	White	Non-White	Total
Number of Persons	88	390	478
Persons in Families	83	378	461
Individuals	5	12	17
Number of Households	33	112	145
Families	28	100	128
Individuals	5	12	17
Number of Businesses	--	--	137

IV. STUDY AND PLANNING AREA

	White	Non-White	Total
Number of Persons	451	943	1,394
Persons in Families	426	902	1,328
Individuals	25	41	66
Number of Households	139	247	386
Families	114	206	320
Individuals	25	41	66
Number of Businesses	--	--	61

Lodging Houses

Campus High School Project Area

LICENSED

Address	Operator /Owner	License Number	Number Rooms	Number Residents
3 Dudley Street	Jessie Zwicker Eva Spinney	5104	11	11
5 Dudley Street	Eva Spinney	5105	11	11
38 Dudley Street	John J. Marando Mary Marando	4976	8	--
55 Dudley Street	Eustace A. Patterson	5870	7	10
69 Bartlett Street	John J. Walsh	5011	5	5
71 Bartlett Street	John J. Walsh John J. Walsh	5012	9	9
25 Putnam Street	Edward Love Albert Trust	5078	13	18

VACANT (License not renewed)

Address	Operator /Owner	License Number	Number Rooms	Number Residents
2399-2401 Washington Street	Saul Weinstein	----	66	--

N.B.: None to be acquired under Early Land.

S.B.A. LOANS SUMMARY

Question: Who is eligible for a loan?

Answer: Any small business which suffers displacement due to federally-aided urban renewal, highway, or other construction program and suffers substantial economic injury because of such displacement.

S.B.A. funds are intended to help re-establish a business in a new location. They supplement funds received from the public agency involved as compensation for the taking of property and other losses.

Question: Who is ineligible?

Answer: S.B.A. will not make a loan if the funds received from condemnation are used for purposes other than to re-establish the business. A business is ineligible for a loan also if it was established or acquired, or if there was a substantial change in its ownership after approval of the federally-aided program.

Owners of apartment houses or other real estate held primarily for rental income are not eligible for S.B.A. loans. Similarly, home owners and charitable, religious and other non-profit organizations do not qualify.

Types of Loans

Wherever possible, S.B.A. will make loans in participation--that is, jointly--with local banks or other private lending institutions. S.B.A. may guarantee or provide up to 90 percent of a participation loan. If private lenders will not join in a loan, S.B.A. will consider lending the entire amount as a "direct" government loan.

Use of Funds

An S.B.A. displaced business loan may be used for the following purposes:

1. To purchase and, if necessary, remodel a building at a new location, or acquire land and construct a building.

2. In the case of a new, rented location, to provide working capital for any increased rental and other operating costs for a reasonable period of time.

3. To make leasehold improvements on rental property.

4. To replace machinery and equipment.

5. To purchase a larger or different type of inventory required at a new location.

6. To meet moving expenses which exceed the amount given by the public agency involved in the construction project.

Amount of Loan

The amount S.B.A. will lend depends on the estimated cost of re-establishing the business, less funds the firm has received as damages or moving expenses and net condemnation funds paid it by the public agency or awarded it by a court.

Collateral

A business must pledge whatever collateral or give such guarantees as it can. When an S.B.A. loan is used to acquire realty or fixed assets, these must be pledged as security for the loan.

Loan Terms

A loan must be repaid by the earliest possible date, but maturity is based on the needs of the firm and its ability to repay. The maximum maturity is twenty years. The rate on the S.B.A. share of a loan made jointly with a bank, or as a direct loan, is 3 3/4 percent. A bank which participates in a loan may set its interest rate on its share of the loan, within reasonable limits. Where S.B.A. guarantees a portion of the loan, the bank may set the interest rate on the entire loan since it is providing all the funds. If S.B.A. later provides its share, the interest rate on the S.B.A. portion then is set by the agency.

Applying for a Loan

Businessmen may apply for a displaced business loan at the nearest S.B.A. office or at banks which cooperate with S.B.A. to assist that local business.

The business office is located at:

Small Business Administration
470 Atlantic Avenue
Boston, Massachusetts Telephone No.: 223-3201

Business Summary

Campus High School Project Area

	Total	Early Land Acquisition	Highway Acquisition	Non-Acquisition
No. of Businesses	284	86	137	61
Business Concerns	253	70	128	55
Institutions	22	12	7	3
Non-Profit Organizations	9	4	2	3
Est. No. of Employees	---	730	---	---
Est. Sq. Footage	---	541,600	---	---

Business Relocation

Early Land Acquisition Area

Non-Residential Relocatees

The breakdown of the 86 non-residential relocatees in the Early Land Acquisition program of Campus High is as follows:

No.	Type of Business
70	Business Concerns
12	Institutions
4	Non-Profit Organizations
86	

Type of Firms

The general breakdown of 70 business relocatees to be acquired in the Early Acquisition program of the Campus High Area is as follows:

No. of Firms	Category
23	Retail Trade
16	Service Trade
9	Manufacturing
8	Wholesale Trade
6	Trucking and Warehousing
5	Contract Construction
3	Billboards-advertising
70	

Half of these displacees are variety stores, gas stations, auto repair shops and drinking and/or eating establishments.

Space Occupied

Of the 67 business, excluding the 3 billboards, the distribution of floor space occupied is as follows:

No. of Firms	Sq. Ft. Occupied
16	Under 1,000
9	1,000 - 1,999
17	2,000 - 4,999
9	5,000 - 9,999
5	10,000 - 19,999
7	20,000 - 29,999
4	30,000 - 69,999
67	

About 65% of the Campus High business displacees occupy less than 5,000

square feet of floor space. The distribution by category of those 16 firms with more than 10,000 square feet is shown as follows:

No. of Firms	Category
4	Manufacturing - Furniture
3	Auto Equipment & Garage
2	Wholesale Trade
1	Construction
1	Manufacturing - Metal
1	Retail - Furniture
2	Storage
1	Nursing Home
1	Laundry
16	

The following four firms occupy more than 30,000 sq. ft.:

	Est. Floor Space	Est. No. of Employees
Hertz Corp. (auto and truck rental)	67,000 sq. ft.	8
Remy Moving & Storage Co. (moving and storage)	50,000 sq. ft.	14
West End & Hub Spring Co., Inc. (mfg. of metal & aluminum products)	40,000 sq. ft.	45
Cabot Nursing Home Corp. (nursing home)	42,000 sq. ft.	27

Employment

The total employment for 67 business relocatees is 730 distributed as follows:

No. of Firms	Range - Employment
31	Less than 3
9	4 - 7
14	8 - 15
9	16 - 30
4	40 - 135
67	

following four firms employ 40% of the total employment (280) of 730:

	Est. Floor Space	Est. No. of Employees
West End Hub & Spring Co. (mfg. metal and alum. products)	40,000 sq. ft.	45
Capital Laundry Co., Inc. (laundry)	12,000 sq. ft.	50
Marshall Contracting Corp. (contracting - building)	7,000 sq. ft.	50
Burgess & Blacker (roofing and sheet metal)	25,000 sq. ft.	135

Business Displacement

Early Land Acquisition Area

Category	No. of Businesses	Est. No. Employees	Est. Sq. Footage
Total	86	--	---
Business Concern	70	730	541,600
Retail Trade	23	97	60,000
Service Trade	16	176	171,350
Wholesale Trade	8	54	63,500
Manufacturing	9	171	129,200
Contract Construction	5	206	41,400
Trucking and Warehousing	6	26	76,150
Advertising Signs	3	--	---
Institutions	12	--	---
Non-Profit Organization	4	--	---

Summary Table

Campus High

RETAIL TRADE (furniture, grocery, restaurant, service station, antiques)

No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
11	Under 1,000	2	23	6,480
7	1,000 - 1,999	4	31	8,200
3	2,000 - 4,999	5	15	8,400
1	10,000 - 19,999	3	3	17,000
1	20,000	25	25	20,000
TOTALS: 23			97	60,000

SERVICE TRADE (professional, financial, funeral service, garage, nursing home, repair, consultant, laundry)

No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
5	Under 1,000	2	9	2,650
1	1,000 - 1,999	6	6	1,200
3	2,000 - 4,999	5	15	8,500
3	5,000 - 9,999	20	60	18,000
1	10,000 - 19,999	50	50	12,000
1	20,000 - 29,999	6	6	20,000
2	30,000 - 69,999	15	30	109,000
TOTALS: 16			176	171,350

WHOLESALE TRADE (food, bottle, beauty supplies, box, tobacco, candy shipping and janitor supplies, electrical supply, oil burner supplies)

No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	1,000 - 1,999	3	3	1,000
3	2,000 - 4,999	4	13	7,500
2	5,000 - 9,999	6	12	10,000
2	20,000 - 29,999	13	26	45,000
TOTALS: 8			54	63,500

Summary Table

Campus High

(continued)

MANUFACTURING (furniture, frame, metal and alum. products, store fixtures, briar pipes, plastics, tool and die, pattern making)

	No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
	2	2,000 - 4,999	7	14	7,200
	2	5,000 - 9,999	15	30	16,000
	2	10,000 - 19,999	16	31	22,000
	2	20,000 - 29,999	26	51	44,000
	1	40,000	45	45	40,000
TOTALS:	9			171	129,200

CONTRACT CONSTRUCTION (roofers, electrical, building, general)

	No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
	3	2,000 - 4,999	7	21	9,400
	1	5,000 - 9,999	50	50	7,000
	1	25,000	100-135	135	25,000
TOTALS:	5			206	41,400

TRUCKING & WAREHOUSING (moving and storage)

	No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
	3	2,000 - 4,999	3	12	9,000
	2	5,000 - 9,999	0	0	17,150
	1	50,000	14	14	50,000
TOTALS:	6			26	76,150
GRAND TOTALS:	67			730	541,600

BUSINESSES TO BE RELOCATED / EARLY LAND ACQUISITION AREA / CAMPUS HIGH

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. EMP.	SQ.FT.
CABOT STREET					
225 (125 Vernon)	International Volunteer Church, Inc.	Owner	Church	0	2,000
ELMWOOD STREET					
85	The Slate Company	Owner	Tobacco,Candy Wholesaler	17	25,000
HAMPSHIRE STREET					
61	Green Furniture	Tenant	Storage	0	4,500
	Gilbert Isgur	Tenant	Gen. Contr.	6	4,000
	Nisson's Paper Prod. Co.	Tenant	Shipping & Janitor Supp.	10	5,000
HASKINS STREET					
27	Congregation Anshi Sford	Owner	Temple	--	1,900
LINDEN AVENUE					
9	John J. Madden Co.	Owner	Roofers	Varies (5-10)	3,000
LINDEN PARK STREET					
17	Gibson Mem. Universal Holy Church of America	Tenant	Church	--	1,100
20-22	Temple of Christ	Owner	Church	--	3,250
21	Freidmans Market	Tenant	Variety Store Beer & Wine License	2	300
57	Carlson Pattern Works	Owner	Pattern Making	2	3,200
62	Capitol Laundry Co., Inc.	Owner	Laundry	50	12,000

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. EMP.	SQ.FT.
LINDEN PARK STREET (continued)					
68	Anderson Coffey Co., Inc.	--	Warehouse	--	7,150
72	Marshall Contr. Corp.	Owner	Contracting (Building)	50	7,000
86	Mystic Briar Pipe Corp.	Tenant	Briar Pipes Mfg.	5	8,000
106	Sunshine Luncheonette	Tenant	Luncheonette	3	400
126	Oriel Parlor Frame Co.	Tenant	Parlor Frame (Woodworking)	17	10,000
	Boston Showcase Co.	Owner	Store Fixtures, etc.	30	20,000
ROXBURY STREET					
53	Gideon Beck & Son, Inc.	Owner	Furniture & Auctioneer	3	17,000
63	N.E.T. & T. Co.	Tenant	Public Utility	10-15	6,000
67	Roxy Diner, Inc.	Tenant	Restaurant	3	800
69	Shawmut Liquors Co.	Tenant	Package Goods	2	800
71	H.M. Springer	Owner	Antiques - Bric-a-brac	1	800
73	Kenney & Dobson	Tenant	Florist	2	800
75	Dave Coll-Beverages	Tenant	Tavern	2	1,200
77-79	Harry's Home Bakery	Tenant	Bakery	3	2,400
87	M. Silverman	Tenant	Law Office	2	200
93	Brewster Ambulance Service	Owner	Ambulance Service	9	2,500
107	Court House Variety	Tenant	Variety Store	1	600
	F.H. Birch Co., Inc.	Tenant	Advertising	-	2 Outdoor adv. signs

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. EMP.	SQ.FT.
ROXBURY STREET (continued)					
Vacant Lot Next to 107 Roxbury Street	Donnelly Advertising	Tenant	Advertising	--	1 Outdoor adv. sign
109	Consolidated Foods Co.	Tenant	Wholesale Food Distributor	8	2,000
111	Chuck's Furniture	Tenant	Used Furniture	2	1,000
129	Harry Dores, M.D.	Owner	Medical	1	600
RUGGLES STREET					
70-72	The Goodwill Center	Tenant	Second Hand Goods	2PT	2,550
93-97	Decco Beauty Shop Equipment & Supply	Owner	Beauty Supplies	3	1,000
100	West End & Hub Spring Co., Inc.	Owner	Mfg. of Metal & Alum. Products	45	40,000
129	Roxbury Bottle Co., Inc.	Owner	Bottle Business	2	5,000
131-133	Walton's Market	Owner	Variety Store	4	1,200
132	Peraner Box	Tenant	Storage	--	2,500
132-140	S. Shuman, Inc.	Owner	Trucking	12	2,000
159	Ruggles St. Baptist Church	Owner	Church	--	23,250
SHAWMUT AVENUE					
719	Cooper Community Center	Owner	Community Center	8FT 7PT	5,000
727	Remy Moving & Storage Co.	Owner	Moving and Storage	14	50,000
739-751	Warren Construction Co.	Tenant	Real Estate - Property Management	6	1,200

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. EMP.	SQ.FT.
SHAWMUT AVENUE (continued)					
751	Thompson Realty	Tenant	Realty Business	1	400
753	Al Green's Market	Tenant	Grocery Store	2	600
759	Farmer Brown	Tenant	Fruit & Produce	3	700
763	Faithful Church of Christ	Owner	Church	--	650
771	Burgess & Blacker	Owner	Roofing & Sheet Metal	135	25,000
775-783	Metropolitan Baptist Church	Owner	Church & Community	--	7,600
815	Shawmut Garage	Owner	Garage	4	20,000
817	J.S. Waterman & Sons	Tenant	Funeral Serv. (Garage & Whse)	3	2,000
	Automotive Devices Co.	Owner	Auto. Equip.	10	20,000
827	Hub Woodwork, Inc.	Tenant	Furniture Frame Manufacturer	25	24,000
TREMONT STREET					
1132	Joe's Variety Store	Owner	Grocery	2	1,200
1140	King's Appliance Service	Tenant	Appliance Repair	4	550
	Bob's Variety	Tenant	Variety Store	1PT	600
1178	Greenlaw Motor Parts Co.	Owner	Auto. Parts	8	1,000
1184	Connolly's Star Dust Room	Owner	Cafe	8-9	1,400
1186-1188	Hub Refrigeration Co., Inc.	Owner	Refrigeration	8	2,000
1194	Northwestern Sales & Services	Tenant	Wholesale Confec. Bulk Vending Machines	2	3,000
1198	Griggs Sign Shop	Tenant	Signs	--	---

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. EMP.	SQ.FT.
TREMONT STREET (continued)					
1204	Electric Specialty & Supply Corp.	Tenant	Elect. Supply	9	20,000
1210	Lafayette Dist. Co.	Owner	Oil Burner Supp.	3	2,500
1220	Jerry's Lunch	Tenant	Restaurant	5	1,200
1224	Barkin Elect. Co. Marshall Club, Inc.	Tenant Owner	Elect. Contr. Club	7 --	2,400 1,200
1230	Nino's Tire Shop	Tenant	Tire Repair	3	900
1234	Minit Car Wash	Owner	Car Wash	12-25	7,000
1252	St. John's Comm. Info. Center	Owner	Info. Center	13	2,000
1262	St. John's Church	Owner	Church	(6)	12,500
1274	U.S. Post Office	Tenant	Post Office Dept.	26	7,000
1280	Beaver Vending Mach. & Supply Co.	Tenant	Repair & Serv. Vending Mach.	3	4,000
1292	Albert Bros.	Tenant	Gas Station & Auto Repair	4	4,000
1300	Donnelly Adv.	Tenant	Advertising	--	1 Billboard ad sign
1322	Hertz Corp.	Tenant	Auto & Truck Rental	8	67,000
VERNON STREET					
45	Christian Mission of the Apostolic Faith, Inc.	Owner	Church	6	4,000
60	Blessed Sacrament Mission	Owner	Mission	--	12,000

BUSINESSES TO BE RELOCATED / EARLY LAND ACQUISITION AREA / CAMPUS HIGH
Page 6

ADDRESS	NAME OF BUSINESS	OWNER/ TENANT	TYPE OF BUSINESS	NO. EMP.	SQ.FT.
VERNON STREET (continued)					
85	Cabot Nursing Home Corp.	Tenant	Nursing Home	27	42,000
	Davey Bros.	Tenant	Groc. Whse.	--	10,000
106-116 (22 St. Francis De Sales St.)	St. Francis De Sales R.C. Church, School and Convent	Owner	Church, School and Convent	--	52,400
WHITTIER STREET					
10	King Tool & Die Co.	Owner	Tool & Die	12	4,000
36	State Parlor Frame	Owner	Parlor Frames	14	12,000
	Almont Mfg. Co., Inc.	Tenant	Plastics	25	8,000
	Kincaid & Kincaid	Tenant	Interior Decorating	25	5,000

SOURCE: Boston Redevelopment Authority Field Surveys, April, 1966

UPDATED BY: Boston Redevelopment Authority Business Relocation Surveys, July, 1966

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA / BACK-UP DATA /
BUSINESSES LOCATED OUTSIDE OF EARLY LAND ACQUISITION AREA

ADDRESS	NAME	TYPE OF BUSINESS
COLUMBUS AVENUE		
880	B & C Shell Station	gas station
910	Miles Chevron Service	gas station
924	Selby Auto Supply Co., Inc.	auto supply
953	Columbus Ave. Service Station	gas station
938	So-Good Hamburgers	eating place
965	J. & J. Tire Co.	tires
968	Columbia Truck Sales, Inc.	truck sales
982-986	United Home Equip. Co., Inc.	furniture storage
999	Central Fuel Co. New England Oil Products Pilgrim Fuels	fuel sales oil products fuel sales
1000	Bay State Petroleum Co., Inc.	gas station
1049	VFW Post 1506	club
1053	Mission Motors	used cars
1065	Bob Dunn's Auto Seat Covers	auto seat covers
1073	Flying "A" (Gateman's Serv. Sta.)	gas station
1079	National Waterproofing Co.	waterproofing
1085	Hyde Park Alarm Systems, Inc. (Reliable Answering Service) Red Gold Co.	service furniture
1094	Columbus Sheet Metal Works	sheet metal
1099	Harris Fandel Co., Inc.	musical instructs.
1103	Municipal Signal and Supply Co.	traffic signs
1106	Famous Doughnut Co.	luncheonette
1107	Roxbury Crossing Furniture Co.	antiques

ADDRESS	NAME	TYPE OF BUSINESS
COLUMBUS AVE. (CONT'D)		
1111	Lincoln Savings Bank	bank
1113	Bell Machine & Tool Co.	distributors
1115	Deluxe Barber Shop	barber
1117	Tiles Layers and Helpers Union	union office
	Bricklayers Union Local #3	union office
	Iron Workers Union Local #7	union office
	Dan's Key Shop	locksmith
1119	Flame Room	restaurant
1125	Harbour Grill, Inc.	restaurant
1130	Green Supply Co., Inc.	furniture
1132	Joseph Ziskind Co., Inc.	food service equip.
1135	Marion's Inc. of Boston	restaurant
1136	Disc Distributors Co.	records wholesale
1137	Curtis Associates	--
1138	Monte Carlo Cafe	restaurant
1140	ABC Printing Service	printers
	(Taxis Printing Service)	
	Christopher Publishing House	publishers
	Mills Wagon Drivers Union No.380	union office
	National Luggage Co.	luggage
	Wm. F. McGowan	lawyer
1141	F. Martin Co., Inc.	liquor
1145	(Upholsterers)	upholsterers
1146	Samuel R. Berkman Associates	nursing home office
	Eliot Discount Corp.	financing & mtg.
	Handy Beer and Wine Co.	liquors
1147	New Haven Cafeteria, Inc.	cafeteria
1148	Hunt Drug Co.	drugs
1150	Rapaport, Mark H.	dentist

ADDRESS	NAME	TYPE OF BUSINESS
COLUMBUS AVE. (Cont'd)		
1152	Morris Weisberg	dry goods
1154	Mitchell's Cafeteria	restaurant
1156	Leon Benjamin	lawyer
1160	Tremont Travel Bureau (Benj. Chalfen, insurance)	travel bureau, insurance
1164	Tremont Insurance Agency	insurance
1176	Jack's Celtic Tavern, Inc.	tavern
1182	Boston Hydraulic Sales & Service Co., Inc. Boston Electric Motor Co. ABC Hydraulic Jack Service	 hydraulic sales electric motors repairing
1186	Cardarelli & Sons	roofers
1192	Weiss & Coffey, Inc. Goldcraft Utility Co.	sheet metal workers plumbing supplies
DUDLEY STREET		
7	Clark's Market	market
71	Eastern Gas Fitting Co.	gas fitting
80	Boys Clubs of Boston, Inc.	club
87-93	(laundry)	laundry
100	Janey's Upholstering	upholsterer
102	Ralco Decalco Co.	decals
104	MacNeil's Used Furniture	used furniture
105	Tom Collins Surplus Goods, Inc.	clothing
108	Martin W. Fisher Goldstein & Goldstein	lawyer lawyer
110	The "L" Clothing Co.	clothing

CAMPUS HIGH SCHOOL URBAN RENEWAL AREA / BACK-UP AREA /
BUSINESSES LOCATED OUTSIDE OF EARLY LAND ACQUISITION AREA

ADDRESS	NAME	TYPE OF BUSINESS
ELMWOOD STREET		
12	Boston Nazarene Chapel	Church
51	(junk yard)	junk yard
GUILD ROW		
2	Harry M. Springer	antiques
4	Slice of Pizza	pizza shop
6	Joe's Shoe Store	shoes
21	Self-Service Shoe Outlet	shoe store
23	Glusgal, Louis	used furs
HAMPSHIRE STREET		
137	Boston Edison Co.	electrical substation
JOHN ELIOT SQUARE		
2	First Church in Roxbury, Unitarians Ariel Insurance & Real Estate	church ins. & realty
KENILWORTH STREET		
23	Dangavas Vanagi of Boston	welfare society
30	Christ Temple Church of Personal Experience, Inc.	church
50	Christ Temple Church Home	church home
LAMBERT STREET		
14	Roofers Union Local #33	union

ADDRESS	NAME	TYPE OF BUSINESS
LINDEN PARK STREET		
109	Clayton Mfg. Co.	uniform mfg.
ROXBURY STREET		
6	Colney Jewelers	jewelers
10	C. & O. Insurance Agency	insurance
16	Grant of Boston, Inc.	liquors
34	Dudley Amoco Service Station	gas station
44	U. S. Post Office (Roxbury Sta.)	post office
54	P. E. Murphy Funeral Service, Inc.	funeral home
72	Ken's Atlantic Service Station	gas station
82	Roxbury St. Garage	auto repair
118	American Legion Hall Roxbury Post #44	American Legion
149	St. Lukes Home for Convalescents	nursing home
159	Eliot Sq. Nursing Home	nursing home
209	Eliot Sq. Spa	variety
211	Kleen-Rite Cleaners	cleaners
213	Morton & Parsons	hardware mfg.
217	F. J. Hamill Co (Roxbury Door Closer Co.)	door control serv.
253	Modern Sewing Machine & Supply Company	wholesale sewing machines
257	Pembroke House	upholsterer
291	Parad's Market, Inc.	market
RUGGLES STREET		
210	Artistic Metals, Inc.	metal products
226	I. B. Marston Co. Insulation Specialists, Inc.	gaskets mfgrs. insulation mfgrs.

ADDRESS	NAME	TYPE OF BUSINESS
SIMMONS STREET		
2-38	Allied Heel Co.	heel mfg.
	Apex Sales Co.	toy and school supply jobber
	Binder of Boston	women's sportswear
	Boston Ray, Inc.	oil burner distr.
	Boston Record Distributor	phonograph record wholesaler
	Graphic Equipment	silk screen painting/press mfgr.
	Hammond Stationery Co.	stationery whol.
	Hardware Agency Co.	mfgr. rep.
	Maleric Cover Corp.	slip covers - draperies mfgr.
	El-Bo, Inc.	restaurant
	Pecard Co.	storage (sheet metal products)
	Puro-Filter Corp.	water cooler mfgr.
	Rose-Bro Shoe Co.	women's shoe mfgr.
	Tawa Bros.	ice cream cone mfg.
	Techron, Inc.	printed circuit mfg.
	Trojan Reupholstery	reupholstery
	University Manufacturing Co.	plastic bag mfgr.
5-19	Dean Transportation Co.	trucking
30-33	Bell Sportswear	women's sportswear mfgr.
	Curry Engineering	sheet metal fabricators
	Elasco, Inc.	low volatile power pac mfgr.
	Flexible Connector Co.	gas and liquid coupling mfgr.
	M. W. Corrugated Box	box wholesaler
	Sentronic	home fire alarm mfg.
	Tech Sales	mfgr. rep. (elect. equipment)

ADDRESS	NAME	TYPE OF BUSINESS
SIMMONS STREET		
2-38	Allied Heel Co.	heel mfg.
	Apex Sales Co.	toy and school supply jobber
	Binder of Boston	women's sportswear
	Boston Ray, Inc.	oil burner distr.
	Boston Record Distributor	phonograph record wholesaler
	Graphic Equipment	silk screen painting/press mfgr.
	Hammond Stationery Co.	stationery whol.
	Hardware Agency Co.	mfgr. rep.
	Maleric Cover Corp.	slip covers - draperies mfgr.
	El-Bo, Inc.	restaurant
	Pecard Co.	storage (sheet metal products)
	Puro-Filter Corp.	water cooler mfgr.
	Rose-Bro Shoe Co.	women's shoe mfgr.
	Tawa Bros.	ice cream cone mfg.
	Techron, Inc.	printed circuit mfg.
	Trojan Reupholstery	reupholstery
	University Manufacturing Co.	plastic bag mfgr.
5-19	Dean Transportation Co.	trucking
30-33	Bell Sportswear	women's sportswear mfgr.
	Curry Engineering	sheet metal fabricators
	Elasco, Inc.	low volatile power pac mfgr.
	Flexible Connector Co.	gas and liquid coupling mfgr.
	M. W. Corrugated Box	box wholesaler
	Sentronic	home fire alarm mfg.
	Tech Sales	mfgr. rep. (elect. equipment)

ADDRESS	NAME	TYPE OF BUSINESS
TREMONT STREET		
117	N. E. Venetian Blind Laundry	laundry (blinds)
1125	Goldlilatt, Wm. H.	furniture repair
1133	Mogul, Edw. M. & Son Bigelow Lawn Sprinkler Co.	plumbers lawn sprinklers
1139	Salem Press	printers
1143	Ted's Cafe Inc.	cafe
1147	Keohane Wine Co., Inc.	wine
1149	Murphy, Wm. D. Co., Inc.	liquors
1153	Statler Baking Co. (Chadwick Baking Co.)	baking
1159	House of Marcel	barber
1165	Boston White Uniform Co. Dante Originals La Strada Sportswear Mfg. Wolf Outerwear Co.	uniforms clothing mfg. clothing mfg. clothing mfg.
1167	Day and Nite Laund-O-Mat	laundromat
1169	Fannueil Furniture Hardware Store (Chautauqua Hardware Corp.)	furniture- hardware
1175	Bell Auto Parts, Inc.	auto parts
1177-1189	Merit Gas Station	gas station
1195	City of Boston Welfare Dept. Food Distribution Center #3	welfare station
1197	(Cleaners)	cleaners
1201	(Fortune Teller)	fortune teller
1203	Carthage Mills Inc. (Consolidated Distributing Co., Inc.) Eliot Discount Corp. Stanley Home Outfitter Co. Athene Furniture	floor covering discount general mdse. furniture

ADDRESS	NAME	TYPE OF BUSINESS
TREMONT STREET (Cont'd)		
1219	Stewart Auto Body	auto repair
1221	Tremont Glass & Metal Co., Inc.	glaziers
1227A	Ray's Barber Shop	barber
1243	Boston Radio & Television Service Co.	radio-TV repair
1249	Leahy, M. J., Inc. (N.E. Electrical Supply Co.)	wholesale elect. supply
1255	Creative Hardware, Inc. (D. H. Eskin Co., Inc.)	hardware
1275	Kemps Hamburger Co.	eating place
1283	Prentiss Luncheonette	luncheonette
1285	Boston Lamp Co., Inc.	lamps
1293	Hammond Stationery Co., Inc. (Hammond Magnetic Dictating Systems)	office supplies & equipment
1303	M. Brown Office Furniture Co., Inc. Yawman & Erbe Mfg., Co., Inc.	office furniture Manufacturers
1304	Highland Tavern, Inc.	tavern
1306	Tremont TV, Inc.	radio & TV
1310	Close Elect. Agts. Inc. Pittsburgh Reflector Co.	mfgrs' agents reflector sales
1311	American Roof Flange Co.	roof supplies
1312	Sid Stone Radio Laboratories (Broadcast Service Co.) Clary Corp. Digital Printers Northeastern Vending Service	sound equipment digital printers vending service
1315	Boston Floor Machine Co. Hild Floor Machine Co.	floor machines & vacuums floor machines & vacuums

ADDRESS	NAME	TYPE OF BUSINESS
TREMONT STREET (Cont'd)		
1320	Bentley's Cleaners	cleaners
1324	Robinson's Auto Supply & Hardware Co., Inc.	auto supply hrdwr.
1325	Columbus Plating Co., Inc. (Roxbury Plating Co.)	plating
1332-1336	National Electric Motor Co.	elect. motors
1340	Tom & Jerry's	liquors
WASHINGTON STREET		
2359	Paul's Army & Navy Store	clothing
2365	Mickey's Lounge & Bill's Cafe	lounge/cafe
2371	Joseph Warren Co-operative Bank Cruff & Byrne	bank real estate & ins.
2379	C. W. Bowman, Inc.	hardware
2385	Magnets" Dept. Store	merchandise
2387	Fabulous Shoe Shack	shoes
2391	Roxbury Grill, Inc.	restaurant
2399	Roxbury Bargain Store	furniture
2407	Circle Supply Co., Inc.	plumbers' supply
2499	Waples Co., Inc.	building cleaners

Sources:

Field Surveys, May, 1966
Polk Directory, 1965
Boston Central Address Telephone Directory, 1966

7/22/66
pw

Industries to be Retained

Hampshire - Simmons Streets Area

	Total	2-38 Simmons[1]	Hampshire-Simmons block[2]
Number of Firms	26	17	9
Number of Employees	769	494	275
Est. No. Residing in Boston	620		
Est. No. Residing in Rox-N.D.	370		
Total Floor Area (sq. ft.)	475,000	300,000	175,000
Total Property Area (sq. ft.)	171,116	83,379	87,737
Total Assessment	$365,600	$179,600	$186,000
Est. Tax Yield	$ 42,000	$ 20,600	$ 21,400
Average Rentals		$ .50/sq.ft.	
Est. Gross Payroll	$3,828,500		
Amt. Applied to Boston (80%)	$3,062,800		
Amt. Applied to Rox-N.D. (60%)	$1,837,680		

1 Property owned by Barney Victor

2 Property owned by: Dean Transportation Co. (5-17 Simmons)
Ben Lloyd (19-41 Simmons)
Linden Park Realty Trust (109 Linden Park)

EXHIBIT A

LIST OF TENANTS

AT 2 -38 SIMMONS STreet

Name	Type of Business	No.of Employees
Allied Heel Company	Manufacturer of built-up heels for shoes	45
Apex Sales Company	Toy and school supply jobber	10
Binder of Boston	Manufacturer of women's sportswear	30
Boston Ray, Inc.	Heavy Oil Burner distributor and contractor	10
Boston Record Distributor	Rack Wholesaler of phonograph records	15
Graphic Equipment	Manufacturer of silk screen printing presses	7
Hammond Stationery Co.	Stationery Wholesaler	14
Hardware Agency Company	Manufacturers' Representative	11
Malerio Cover Corp.	Manufacturer of slip covers and draperies	40
El-Bo, Inc.	Restaurant	2
Pecard Company	Warehousing sheet metal products	2
Puro-Filter Corporation	Manufacturer of water coolers-New England Branch Office	12
Rose-Bro Shoe Company	Manufacturer of Women's Shoes	200
Tawa Bros.	Manufacturer of Ice Cream Cones	11
Techron, Inc.	Manufacturer of printed circuits	40
Trojan Reupholstery	Shop-at-home concession of Gilchrist Department Stores	30
University Manufacturing Company	Manufacturer of plastic garment bags and allied items	15
		494

EXHIBIT A - continued

170 Vernon St.

Name	Type of Business
Eastern Fixture Co.	Manufacturer of Lighting Fixtures

30-33 Simmons

Bell Sportswear	Manufacturer of Women's Sportswear
Curry Engineering	Sheet Metal Fabricators
Elasco Inc.	Manufacturer of Low Volatile Power Pacs
Flexible Connector Co.	Manufacturer of Flexible Gas and Liquid Couplings
M. W. Corrugated Box	Box Wholesaler
Sentronic	Manufacturer of Home Fire Alarms
Tech Sales	Manufacturers' Representative of Electrical Equipment

109 Linden Park St.

Clayton Mfg. Co.	Uniform Manufacturing, Rental and Cleaning

Total Employment for the above firms is approximately.....275

EXHIBIT B

PAYROLL DISTRIBUTION FOR SIMMONS-HAMPSHIRE ST. AREA

	Average Annual Payroll ($95.00 x 52)	- $	4,940.00
	Gross Payroll Generated (775 x $4,940.00)	-	3,828,500.00
1)	Amount applicable to Boston (80% x 3,838,500.00)	-	3,062,800.00
2)	Amount applicable to Roxbury-North Dorchester (60% x 3,062,800.00)	-	1,837,680.00

1) We estimate that of the 775 people working in the area, 620 reside in Boston.

2) We estimate that of the 620 people residing in Boston, 370 reside in the Roxbury-North Dorchester area.

VICTOR
The Victor Company 24 Simmons St., Boston 20, Mass. ◦ HI 5-8585

RETENTION OF INDUSTRIAL PROPERTIES
IN THE SIMMONS STREET AREA OF ROXBURY

The main industrial building in this area is located at 2- 38 Simmons Street. This property was purchased by us in July 1958. The building consists of five stories and basement, with approximately 50,000 square feet of space per floor for a gross total of 300,000 square feet.

The Sawyer - Tower Corporation, the previous owners, vacated the building shortly after we purchased same, and we successfully converted the building to multiple occupancy shortly thereafter. The building is now fully occupied by 17 tenants (Exhibit A).

The cost of the conversion was quite substantial. A new electrical vault and a 4,000 amp. Buss Duct System extending to the top floor to service the electrical requirements of all tenants, from their own floor was installed. The entire roof area is new and ninety-five percent of the toilet facilities are also new. About 100,000 square feet of new hardwood flooring has been installed. All of the inside has been painted as well as major portions of the exterior.

There is one passenger and one freight elevator that is new. and two of the other three freight elevators have been updated

to meet the new code. All of our parking areas were hot-topped. A new oil burner was installed and many areas had additional heating coils added. Loading docks were built at every freight elevator location. The building is fully sprinklered.

The parking facilities are quite adequate, however should additional land become available we could use about 15,000 square feet for this purpose. All trucking is directed to the rear of the building where the elevators and loading docks are situated. There is the average trucking for a building of this size and in the future if Linden Park Street is retained as the main access into the area it should channel itself quite smoothly.

The building is very well maintained. It is our feeling that we have created as fine and efficient a multi-story building as any that may be available to our tenants in the Boston area at the present rentals charged to them, the average of which is 50¢ per square foot, heated.

The three other buildings that are bounded by Linden Park, Hampshire, Vernon and Simmons Streets have a total of approximately 175,000 square feet of floor space and should generate employment for approximately 275 people. These buildings are fully occupied. We believe that the tenants in these three buildings are anxious to remain as are all the tenants in the 2- 38 Simmons St. block.

The tax revenue received by the city from these four buildings is approximately $45,000.00. The city receives from this

complex an additional $10,000.00 - $15,000.00 in the way of water, sewer, and fire pipe charges.

The majority of the 775 jobs (Exhibit A) in this complex would not be retained by the city; either in existing space, which is rapidly being diminished, or in newly built facilities, which would prove too costly. The type of business located here do not allow for high rent costs. A low rent schedule is imperative for these tenants, enabling them to retain their competitive position. There is the additional advantage to them of a good supply of local labor. Most of these firms would be forced to locate outside of the city of Boston, thus removing a substantial payroll contribution to the residents of the city. (Exhibit B)

We, as well as the owners of the other three buildings, would co-operate with the Boston Redevelopment Authority in all of their recommendations, so that the buildings could be made compatible with any new surrounding facility.

Furthermore, the land Mass supporting this large employment figure is not extensive. To duplicate this employment in a "Route 128" type park, within the city, would require a land Mass at least four to five times the area under discussion.

LIQUOR DISPENSING ESTABLISHMENTS

Campus High School Project Area

Summary Sheet

Type of Establishment	Total # Licenses	Early Land Displacement	Highway Displacement	Not to be Displaced
Restaurants (AA)	6	0	4	2
Taverns (AA)	3	1	2	0
Package Stores				
(AA)	7	1	4	2
(BB)	3	2	0	1
TOTAL	19	4	10	5

Source: Licenses Directory of the Alcoholic Beverages Industry, 1964

Updated by: BRA field survey, April, 1966

Polk Directory, 1966

Boston Central Address Telephone Directory, 1966

LIQUOR DISPENSING ESTABLISHMENTS

Campus High School Project Area

Address	Name of Establishment	Owner	Type of Establishment
A. Early Land Acquisition Area Displacement			
289 Cabot St.	N. Fredman's Market (Cabot Beer & Wine)	--	WM Package Store
69 Roxbury St.	Shawmut Liquor Co.	F. Ruby	AA Package Store
75 Roxbury St.	Dave-Coll Beverages (Al & Joe's Pub)	--	AA Tavern
291 Roxbury St.	Parad's Market	L. Warshaw	WM Package Store
B. Highway Displacement			
1119 Columbus Ave.	Farmer's Cafe	--	AA Package Store
1123 Columbus Ave.	Harbor Grille Inc.	R. Davis	AA Restaurant
1138 Columbus Ave.	Monte Carlo Cafe Inc.	T. Nardone	AA Restaurant
1141 Columbus Ave.	W. F. Martin Co. Inc.	L. Barsky	AA Package Store
1176 Columbus Ave.	J. P. Logue Inc. (Jack's Celtic Tavern)	J. Palaiologou	AA Tavern
1143 Tremont St.	Ted's Cafe Inc.	A. Harris	AA Restaurant
1149 Tremont St.	F. Scully, W. D. Murphy Inc.	--	AA Package Store
1184 Tremont St.	J. Connelly's Inc.	--	AA Restaurant
1304 Tremont St.	Highland Tavern Inc.	J. Greene	AA Tavern
1340 Tremont St.	Monaco Liquors (Tom & Jerry's)	A. Consalvi	AA Package Store
C. Not to be Displaced			
7 Dudley St.	R. Clark & Dubin (Clark's Market)	R. Clark	WM Package Store

16 Roxbury St.	Giant Liquor Mart Inc	M. Soosman	AA Package Store
2365 Washington St.	Bill's Cafe (& Mickey's Lounge)	E. Mullen	AA Restaurant
2391 Washington St.	Roxbury Grille Inc.	P. O'Malley	AA Restaurant
2410 Washington St.	Golden Wine Co Inc.	A. Golden	AA Package Store

Institutional Fact Sheet Summary

	Campus High Project Area	Early Land Acquisition Area
Total Number of Institutions	44	23
Educational	6	3
Public	5	2
Private	1	1
Medical	3	1
Social	10	5
Religious	16	12
Public Facility	9	2
Area in Institutional Ownership	23.8 acres	9.8 acres
Assessment of Institutional Property	$3,995,800	$941,800
Taxable	$ 79,300 (2.0%)	$ 42,800 (4.5%)
Tax-Exempt	$3,916,500 (98.0%)	$899,000 (95.5%)

Summary List of Institutions

Campus High School Project Area

EDUCATIONAL - Public

William Bacon Elementary School
Dillaway Elementary School
Dudley Elementary School
Asa Grey Elementary School
James P. Timilty Jr. High School

EDUCATION - Private

St. Francis De Sales Elementary School

MEDICAL

Cabot Nursing Home
Eliot Square Nursing Home
St. Luke's Home for Convalescents

SOCIAL

American Legion: Roxbury Post No. 44
Boys' Club of Boston
Christ Temple Church Home
Cooper Community Center
Dangavas Vanagi of Boston (Latvian Welfare Society)
Goodwill Center
Marshall Club, Inc.
Metropolitan Baptist Church Social Center
St. John's Community Information Center
V.F.W. Post No. 1506

RELIGIOUS

Blessed Sacrament Mission
Boston Nazarine Church
Christ Temple Church of Personal Experience
Christian Mission of the Apostolic Faith
Congregation Anshi Sford
Faithful Church of Christ
First Church in Roxbury, Unitarian
Gibson Memorial Universal Holy Church of America
Holy Temple United Holy Church of America
International Volunteer Church
Metropolitan Baptist Church
St. Francis De Sales Roman Catholic Church
St. Francis De Sales Convent
St. John's Episcopal Church
Ruggles Street Baptist Church
Temple of Christ

PUBLIC FACILITY

Boston Police Department: Station No. 10
Boston Welfare Department: Food Distribution Center No. 3
Cabot Street Bath House
Roxbury Historical Society (Dillaway-Thomas House)
Roxbury Municipal Court House
George Robert White Fund Health Unit
Whittier Street Housing Project
U.S. Post Office (Roxbury Station)
U.S. Post Office (Roxbury Crossing Station)

Summary List of Institutions

Early Land Acquisition Area

EDUCATIONAL - Public

William Bacon Elementary School
Asa Grey Elementary School

EDUCATIONAL - Private

St. Francis de Sales Elementary School

MEDICAL

Cabot Nursing Home

SOCIAL

Cooper Community Center
Goodwill Center
Marshall Club, Inc.
Metropolitan Baptist Church Social Center
St. John's Community Information Center

RELIGIOUS

Blessed Sacrament Mission
Christian Mission of the Apostolic Faith
Congregation Anshi Sford
Faithful Church of Christ
Gibson Memorial Universal Holy Church of America
International Volunteer Church
Metropolitan Baptist Church
St. Francis de Sales Roman Catholic Church

RELIGIOUS (Continued)

St. Francis de Sales Convent
St. John's Episcopal Church
Ruggles Street Baptist Church
Temple of Christ

PUBLIC FACILITY

Cabot Street Bath House
U.S. Post Office (Roxbury Crossing Station)

Institutional Property to be Acquired

Early Land Acquisition Area

Institution	Address	Use	Area (Sq.Ft.)	Total Assessment	Exempt Clause
Blessed Sacrament Mission	60 Vernon St.	Mission	16,958	$ 68,500	11
	66 Vernon St.	V.L.	6,381	2,000	32
(Srs. of Blessed Sacrament)	V.L. Roxbury St.	V.L.	11,434	1,200	32
			34,773	$ 71,700	
Cabot Nursing Home (Beacon Realty Corp.)	85-87 Vernon St.	Nursing Home	50,995	$ 39,800	--
Christian Mission of the Apostolic Faith	45 Vernon St.	Church	6,618	$ 6,000	32*
City of Boston					
Wm. Bacon El. School	65 Vernon St.	School	25,672	$ 85,100	A
	V.L. Auburn St.	Playground	6,494	3,200	F
			32,166	$ 88,300	
Asa Grey El. School	34-38 Weston St.	School	14,973	$ 47,000	A
Cabot St. Bath House	211 Cabot St.	Bath House	7,468	$255,600	F
Congregation Anshi Sford	27 Haskins St.	Synogogue (vacant)	3,223	$ 16,300	11
	V.L. Haskins St.	V.L.	3,636	1,100	11
			6,859	$ 17,400	
Cooper Community Center	711 Shawmut Ave.	Community Center	6,260	$ 70,000	11
(Wom. Soc.	V.L. Shawmut Ave	V.L.	1,341	2,700	10
Christian Serv.)	V.L. Shawmut Ave	V.L.	1,445	2,900	10
			9,046	$ 75,600	

Institution	Address	Use	Area (Sq.Ft.)	Total Assessment	Exempt Clause
Faithful Church of Christ	763 Shawmut Ave.	Church	3,576	$ 4,800	11
Lovely Zion Baptist Church	(113) Ruggles St.	V.L.	1,439	$ 1,000	--
Metropolitan Baptist Church	775 Shawmut Ave.	Church	6,330	$ 17,500	11
	779 Shawmut Ave.	Community Center	840	2,200	11
			7,170	$ 19,700	
Ruggles Street Baptist Church	147 Ruggles St.	Church annex	4,785	$ 9,800	33
	V.L. Ruggles St.	V.L.	3,874	3,500	33
(Bost. Baptist Society Union)	159-61 Ruggles St.	Chapel & gyn	6,252	21,800	33
	163 Ruggles St.	Church	9,375	78,000	33
	V.L. Ruggles St.	V.L.	2,000	1,300	33
	V.L. Ruggles St.	V.L.	2,000	1,300	33
	173 Ruggles St.	Church	5,000	4,500	33
(Ruggles St. Baptist Church)	175-77 Ruggles St.	Residence	5,900	3,400	11*
	V.L. Ruggles St.	Commercial	200	100	--
(Boston Baptist Society Union)	V.L. Weston St.	V.L.	3,000	2,700	33
	V.L. Weston St.	Parking	1,000	900	10
	V.L. Tremont St.	Parking	2,000	1,800	10
	1118-20 Tremont	Parking	2,071	1,700	10
	1122-24 Tremont	Parking	2,216	1,700	10
	1128 Tremont St.	Parking	2,327	1,800	10
(Ruggles St. Baptist Church)	V.L. Howe Court	V.L.	2,695	600	--
	1142 Tremont St.	Commercial	1,550	3,100	--
	1144-60 Tremont	Commercial	1,551	11,100	--
	V.L. Tremont St.	Commercial	3,200	4,100	--
			60,996	$153,200	
St. Francis de Sales Church (R.C. Archbishop of Boston)	106 Vernon St.	Church	13,500	$ 34,800	11
	116 Vernon St.	Convent	5,930	13,000	11
	V.L. Vernon St.	V.L.	1,770	1,100	31
	V.L. Vernon Place	V.L.	2,845	1,100	31
	250 Cabot St.	Rectory & School	33,413	100,000	31
			57,458	$150,000	

Institution	Address	Use	Area (Sq.Ft.)	Total Assessment	Exempt Clause
St. John's Episcopal Church	1252 Tremont St.	Info Center	2,500	$ 5,200	11
	1262 Tremont St.	Church	7,500	30,100	11
(Rectory Church of St. John)	V.L. Tremont St.	V.L.	2,685	4,700	11
	V.L. Tremont St.	V.L.	2,315	4,000	11
(Prot. Episc. Church Trustees of Donations)	107 Hampshire St.	Residence	2,080	1,800	--
	V.L. Hampshire	V.L.	4,000	2,000	--
	V.L. Hampshire	V.L.	4,000	2,000	--
			25,080	$ 49,800	
St. John Mission Baptist Church	219 Cabot St.	Residence	2,080	$ 3,000	--
	223-225 Cabot St.	Church & Residence	1,732	3,500	--
	127 Vernon St.	V.L.	898	700	--
	129-31 Vernon St.	V.L.	2,121	1,400	--
	133-35 Vernon St.	V.L.	4,433	4,200	11
	137 Vernon St.	V.L.	2,174	1,100	--
	V.L. Downing St.	V.L.	4,203	2,100	--
	V.L. Downing St.	V.L.	1,698	600	--
	V.L. Downing St.	V.L.	1,889	700	--
			21,228	$ 17,300	
Temple of Christ	22 Linden Park St.	Church	3,370	$ 19,700	11
U.S. Post Office (Roxbury Crossing Station)	1274-78 Tremont	Post Office	9,900	$ 30,000	1**

Tenant Institutions to be Acquired

Institution	Address	Use	Owner
Gibson Memorial Universal Holy Church of America	17 Linden Park St.	Church (vacant)	Arita Thompkins
Goodwill Center	70-72 Ruggles St.	Store	Myer Glickson
International Volunteer Church	225 Cabot St.	Church-Mission	St. John Mission Baptist Church

* Partial Exemption
** Leasehold

Taxable Institutional Property to be Acquired

Early Land Acquisition Area

Owner	Area (Sq.Ft.)	Assessed Value		
		Land	Building	Total
Beacon Realty Corp.	$50,995	$20,300	$19,500	$39,800
Lovely Zion Baptist Church	1,439	1,000	---	1,000
Protestant Episcopal Church Trustees of Donations	10,080	5,000	800	5,800
Ruggles Street Baptist Church	9,196	11,900	8,000	19,900
St. John Mission Baptist Church	16,795	9,200	3,900	13,100
TOTALS	$88,478	$47,400	$32,200	$79,600

Institutional Property

Campus High Project Area, Outside of Early Land Acquisition Area

Institution	Address	Use	Area (Sq.Ft.)	Total Assessment	Exempt Clause
American Legion Rox.Post# 44	116-118 Rox. St.	Legion Post	1,658	4,500	5
Bos. Nazarine Chapel	14 Elmwood	Church	3,509	18,000	31
Christ Temple Ch.of Personal Experience	30 Kenelworth St.	Church	18,900	12,600	11
Christ Temple Ch. Home	50 Kenelworth St.	Church Home	6,643	11,000	31
Ch. of God & Sisters of Christ City of Boston	39-45 Dudley St	V. Res	3,295	11,000	--
Dillaway El School	Kenelworth	School	27,280	71,600	A
Dudley El School	Dudley St	School	26,339	101,300	A
Police Station #10	1170 Columbus Ave.	Police Station	6,203	82,500	P
	11 Elmwood St	Garage	2,097	3,500	5
			8,300	86,000	
Rox. Hist. Soc.	183 Rox ST	Hist Bldg	16,800	13,400	S
Rox. Municipal Ct.	Rox St	Ct House	18,580	113,100	S
James P. Timothy Jr. High Sch.	Rox. St	School	66,612	633,300	A

Institution	Address	Use	Area (Sq.Ft.)	Total Assessment	Exempt Clause
Geo. Robert White Fund Health Unit	120 Whittier St.	Health Unit-Park	85,700	134,300	C
Dangavas Vanagi of Boston (Latvian Wel Soc.)	23 Kenelworth St	Welfare Soc.	5,967	15,000	?
Eliot Sq. Nursing Home	159-61 Rox.	Nursing Home	5,491	32,000	--
(Joseph Goggin)	157 Rox	V.L.	3,755	2,600	--
	1R-2 Gay St	V.L.	3,175	1,900	--
			12,421	36,500	
First Ch in Rox (Unitarian)	Eliot Sq.	Church	88,672	104,700	11
Holy Temple United, Holy Ch. of Am	14 Lambert Ave.	Ch & Union Office	11,308	20,000	--
Rox Boys' Club	80-86 Dudley	Boys' Club	32,331	92,600	32
	68-66R Dudley	Playgr.	3,827	4,700	32
Boys' Club of Boston	64 Dudley	Playgr.	5,165	2,000	32
			41,323	99,300	
St. Luke's Home for Convolescents	147-49 Rox	Nursing Home	19,595	33,700	32
V.F.W.Post # 1506(Bos. Police Post)	1049 Columbus	V.F.W. Post	7,074	13,100	5
Whittier St. Housing Project (Bos Housing Authority)	Whittier - Tremont Sts	Housing Project	157,098	1,557,100	K

Tenant Institutions

Institution	Address	Use	Owner
City of Bos. Welfare Dept.: Food Distribution Center#3	1195 Tremont	Welfare Station	Carns, Inc.
U.S. Post Office (Roxbury Station)	50 Roxbury St	Post Office	American Realty Syndicate

David Wylie

Richard Norton

27 June 1966

Campus High School Area - Publicly-Owned Properties

The following public-owned properties are located within the Campus High School early land acquisition area (exclusive of tax-foreclosed properties of the City of Boston). Legislation and/or letters of intent will be necessary in order to acquire these properties:

1. Madison Park: City of Boston, Class A (parks and playgrounds)

   Legislation necessary in order to transfer - in process.

2. Asa Grey School, 20-40 Harvard Street: City of Boston, Class A (schools)
   William Bacon School, 63 Vernon Street: City of Boston, Class A (schools)

   Letter of intent needed from School Department that schools will be declared excess property at appropriate time and be made available for sale.

3. Bacon School Playground, Vernon Street: City of Boston, Class A (parks and playgrounds)

   Will probably require legislation.

4. Cabot Street Bath House: City of Boston, Class A (parks and playgrounds)

   Will probably require letter of intent to sell.

5. 134 Vernon Street, 208 Harvard Terrace (vacant parcels)
   Block 900, parcels 3003 & 3019
   Parcel 3003: City of Boston, Class L (health)
   Parcel 3019: City of Boston, Class C (all others)

   Both of these parcels, formerly owned by the Roman Catholic Archbishop of Boston, were sold to the City of Boston, without consider-

[illegible]

It does not appear that [illegible]
such a playground purpose. [illegible]

Legislation may be [illegible]

6. Roxbury Crossing Park project [illegible]

Letter of intent from [illegible] will probably be necessary.

cc: John Stainton
Jay Timmons

Public Schools Summary

Early Land Acquisition Area

Public Schools to be Abandoned

	School	Address	Grades	Capacity	1965-66 Enrollment
1.	William Bacon	65 Vernon Street	K-6*	310	310
2.	Asa Grey	38 Weston Street	K-4	330	321

* 4-6 boys only

	School	Lot Area	Building Area	Cond. (BRA)	Year Built	Classrooms Reg.	Classrooms Kg.	Special Rooms Lib.	Special Rooms As.Hl.	Special Rooms Lunch	Special Rooms Gym
1.	Bacon	25,672	18,200	Def.	1897	9	1	-	-	-	-
2.	Grey	14,973	11,720	Std.	1877	7	1	-	-	-	-

1966 (Oct. 1) Elementary School Enrollment

Campus High Project Area

School	Total	White	Non-White
Bacon	265	6	259
Grey	253	3	250
Dudley	245	24	221
Dillaway	230	18	212

Public Schools Summary

Early Land Acquisition Area

Public Schools to be Abandoned

	School	Address	Grades	Capacity	1965-66 Enrollment
1.	William Bacon	65 Vernon Street	K-6*	310	310
2.	Asa Grey	38 Weston Street	K-4	330	321

* 4-6 boys only

	School	Lot Area	Building Area	Cond. (BRA)	Year Built	Classrooms Reg.	Classrooms Kg.	Lib.	Special Rooms As.Hl.	Special Rooms Lunch	Special Rooms Gym
1.	Bacon	25,672	18,200	Def.	1897	9	1	-	-	-	-
2.	Grey	14,973	11,720	Std.	1877	7	1	-	-	-	-

DATA ON PUBLIC SCHOOLS TO BE ABANDONED

Early Land Acquisition Area

1. William Bacon Elementary School

   a. Condition:

      BRA (exterior survey): deficient

      Sargent: Building suffers from age and lack of maintenance; walls and ceilings cracked; basement and upper floors show evidence of leakage; brickwork deteriorated; basement toilet room unsanitary; lighting substandard.

   b. Sargent Recommendation:

      Abandon by 1975 and replace with new school

   c. School Department Plans:

      Recognizes fact that building is in Campus High School site; no specific plans.

   d. Disposition:

      Site to be acquired for Campus High School

2. Asa Grey Elementary School

   a. Condition:

      BRA (exterior survey): standard

      Sargent: Building is in general disrepair; walls and ceilings show evidence of leakage; exterior needs repointing; lighting substandard; basement toilet facilities unhealthy.

   b. Sargent Recommendation:

      Abandon as soon as possible (by 1966).

   c. School Department Plans:

      Recognizes fact that building lies in path of Inner Belt; no specific plans.

   d. Disposition:

      Site to be acquired for Inner Belt.

To: [illegible]
From: Richard Whitten

Subject: Public Schools - [illegible] West Area
Items of [illegible] Concern.

1. Data on school age population in Whittier West project is from Wharton Richardson, Jr. program director of Whittier West Survey Center. The figure represents total 5-11 population, broken down as follows:

Age Group	Male	Female	Total
5-6	22	56	78
7-9	40	42	82
10-11	25	32	57
	87	130	217

Mr. Richardson indicated that most of these students attend either the Brown Bacon Schools.

2. Long range plans should also include plans for replacement of the Whittier and Whittier Park Schools, as the majority of these are old schools. Such replacement should take into account as well the Whittier West project.

To [illegible]

) To Bill Rear-

Could you give an estimate as to how many students will have to be bussed out of the area - from all the schools in:

1969 - Assuming no new schools have been completed.

1971-72 - Assuming completion of schools in South End, but none in Roxbury - N. Dorchester outside of Washington Park.

One way to get rid of imbalanced schools is to turn them down - so the lack of capacity in the area is not necessarily a bad thing - if there is still room at other locations - I assume there is? Citywide there is room. Bussing is not a permanent solution however.

20 June

Tolen - * Best data is Martens figure of 217 from Housing Project, which can be assumed to be a stable figure + - 6 represents our permanent problem. No other known problems in Campus area. What is this 217 figure - K-6, K-8? in public schools? or total 5-14 population?

South End schools are planned to take care of remainder of Gray area i.e. all but Whittier St. This looks to be about 180 of present Gray enrollment + will shrink with the South End relocation + demolition. New school would probably serve

To: Jolen Stainton
From: Bill Poor

Subj: Public Schools – Compton High Area
Ref: Merlens memo dtd. 14 June 1965
Note inked in corrections + comments.

As you know, we cannot "take" public schools, so we won't be able to get Asa Gray + Wm. Bacon until Ohrenberger + the School Committee are ready to give (sell) them to us.

The basic problem is servicing the Whittier St. project + the need to demolish Gray early to meet the DPW schedule on the highway.

Bacon can stand until we have so carried out relocation it is no longer needed. Bacon is close enough for the Whittier project children to walk to. Many probably go there now even though it is across a dotted line (open enrollment)

St. Francis de Sales is another problem. In June 1965 - 1st had 251 enrolled of whom 161 were Negro. Fall 1965 report is 265 enrolled – grades 1-8

Many of the current enrollment in Gray would have gone to the Hyde + Everett in South End until this current year. About 70 were transferred to Gray last year when the other two burned. Enrollment from Gray's normal attendance area would probably be under 250 this year. South End relocation will affect the school

as Dick Hatch's notes. I don't feel Washington Park will cause further reduction in Dillaway + Dudley. Washington Park now housing (St. Joseph's + part of Warren Gardens) may add new pupils to Dudley + Dillaway — the next two years. I don't new South End housing will affect the Gray area in that time.

There is no slack in nearby Roxbury schools, except at Academy Hill (Notre Dame). Pupils can be bussed here, or Dudley + Dillaway zones shifted to make more room — these schools by using Academy Hill for present Hale-Dudley-Dillaway pupils.

Pupils can be bussed across the Fen to the Milmar if necessary. (about 100 spaces there). The School Department is already bussing from the Hyde-Everett district (Senior St. Housing project mostly) to Fanueil + could increase this. The School Dept. is also planning to bus from Hensley next year.

The School Dept. could possibly be convinced to move grades 7 + 8 from Tobin on Mission Hill into Timilty. What will our activity do to this age-level? This would free up space in Tobin desired for use by the Whittier St project for a while. They wouldn't want to walk across the construction for the highways.

We must also make long range plans for housing the Whittier pupils somewhere — South End? Mission Hill? Hopkinson Park

INTER-OFFICE COMMUNICATION

TO John Stainton
AT June 14, 1966
FROM Richard Mertens
AT

ATTENTION:
SUBJECT Public Schools - Campus High Area

The following data and comments pertain to the four public elementary schools located in the Campus High Renewal Area.

1. Capacity - Enrollment Data

School	Grades	Capacity	1966 Enrollment
William Bacon (Gr 4-6 boys only)	K-6	310	310
Dillaway (Gr 4-6 girls only)	K-6	370	263
Dudley Boys only	1-6	390	299
Asa Gray	K-4	330 ~~230~~	321
		~~1,200~~ 1,300	1,193

2. Elementary School Population

Data from the 1960 U. S. Census indicates that approximately 300 elementary school-age children live within the project area (based on age-breakdown of the Census for that portion of the Census Tract located within the Project Area). Of these, 217 live within the Whittier Street Housing Project (Data from Dan Richardson).

3. Asa Gray - William Bacon Schools

Both the Gray and Bacon Schools will be acquired under Early Land Acquisition. The Gray School (in the Hyde-Everett and Dwight Districts) serves the northern and eastern edges of the Project Area as well as half the South End, along with two schools located in the South End itself. The Bacon School (in the Dudley-Dillaway Districts) serves the remainder of the Project Area and portions of the Highland Park and Washington Park areas, as do the Dudley and Dillaway Schools and the Hale School. Total enrollment of the Gray and Bacon Schools is 631 of which presumably slightly less than half come from the Campus High Project Area.

Tumulty 7-9 Capacity 830
Enrollment 777

4. Hyde-Everett/Dwight and Dudley/Dillaway School Districts

Within the Hyde-Everett and Dwight Districts are three schools, which already are [illegible]:

School	Capacity	Enrollment (1966)
Asa Gray	~~330~~ 290	321
J. Hurley	560	705
J. Bates	220	164
	~~1,160~~ 1,070	1,190

Within the Dudley/Dillawey Districts are four schools with excess capacity of approximately 150:

School	Capacity	Enrollment (1966)
Wm. Bacon	310	310
Dudley	370	263
Dillaway	390	299
Hale	300	344
	1,370	1,216

5. Conclusions

Elimination of the Gray and Bacon Schools will pose definite relocation problems for the students now attending these schools. It is estimated that Campus High and highway construction will decrease the number of students in the two districts by approximately 250. Other renewal actions will further decrease this number; however, new housing construction will more than likely make up for this. No new schools are expected in either district for at least five years, and because of the racial imbalance question it may be impossible to build in these areas anyway.

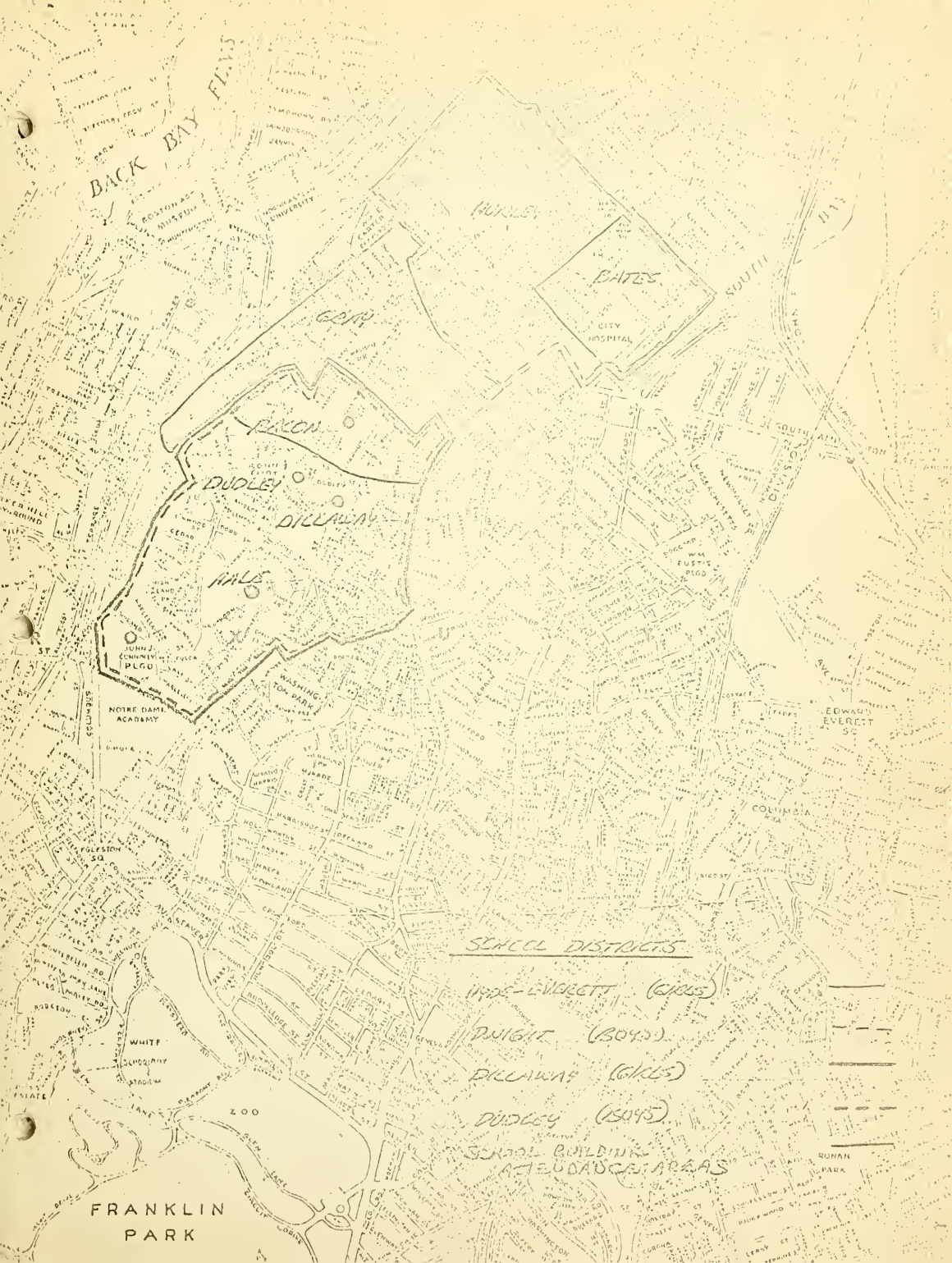
Because of the overcrowding already existing in the Hyde-Everett/Dwight Districts, relocation of students attending the Gray School will pose difficult problems. The Whittier Street Housing Project is located in these districts. However, as the project is on the border of school districts, the boundaries could be changed (at the present time some students from the project attend the Bacon School in the Dudley/Dillaway Districts) and these students transferred to the Dudley and Dillaway Schools which have an excess capacity together of 198.

John Stainton — June 7, 1965

Very superficially, because of the lack of information concerning residence of pupils attending specific schools, if one assumes that the 250 students to be relocated because of the high school and highway construction attend either the Gray or Bacon Schools, a total of approximately 380 students must be transferred to other schools. These could probably be transferred to the Dudley or Bates Schools, and the Hale School is also already overcrowded. This leaves the Dudley and Dilla[illegible], with an excess capacity of nearly 200. With 380 to be transferred, 180 students must then be placed in schools at or above capacity or be transferred to other districts in Roxbury. Existing school conditions and the problems of racial imbalance in this area further complicate the problem.

I can get something this week. The first civic people have given it a will give it two.

RM/mrf


BACK BAY FENS
HUNTER
BATES
CITY HOSPITAL
SOUTH
EGAN
FALCON
DUDLEY
DILLAWAY
HALE
JOHN J. CENNIMY PLGD
NOTRE DAME ACADEMY
WASHINGTON PARK
WM. EUSTIS PLGD
EDWARD EVERETT SQ
COLUMBIA
FOLLESTON SQ
WHITE
ZOO
FRANKLIN PARK
SCHOOL DISTRICTS
HALE-EVERETT (GIRLS)
DWIGHT (BOYS)
DILLAWAY (GIRLS)
DUDLEY (BOYS)
SCHOOL BUILDING
ROMAN

Park and Playground Facilities

Early Land Acquisition Area

Name	Address	Acreage	Operating Agency
1. Madison Park	Sterling and Marble Streets	2.81	City of Boston
2. (Play area)	Vernon Street, between Cabot and Lamont Streets	.40	City of Boston

Health and Welfare Facilities

A. To Be Acquired

1. Cabot St. Park Department Bldg: 203 Cabot Street

Facilities:	gym, pool, baths (closed)
Program:	pool operated year round, gym between October and May. Only indoor recreational facility in area.
Building condition:	standard

B. Not to Be Acquired

1. George Robert White Fund Health Unit: 120 Whittier Street

Services offered:	Well Child Clinic; Dental Clinic; T.B. Clinic
Other activities:	Visiting Nurses Assoc.; Youth Activities Bureau; Housing Inspection Dept.
Date of building:	1933
Building condition:	standard

NATIONAL

23-280—Colored Tabs
23-281—Clear Tabs

NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

Made in U. S. A.

Street Improvement Fact Sheet

1. New Dudley Street

   a. Columbus Avenue to Shawmut Avenue

      80 ft. right-of-way:

      60 ft. roadway (four 11 ft. travel lanes plus two 8 ft. breakdown lanes)
      two 10 ft. sidewalks

   b. Shawmut Avenue to Washington Street

      102 ft. right-of-way:

      66 ft. roadway (six 11 ft. travel lanes)
      16 ft. median
      two 10 ft. sidewalks

2. Shawmut Avenue

   a. Sterling Street to New Dudley Street

      102 ft. right-of-way:

      64 ft. roadway (four 12 ft. travel lanes plus two 8 ft. breakdown lanes)
      16 ft. median strip
      two 11 ft. sidewalks

   b. New Dudley Street to Washington Street

      102-80 ft. right-of-way

      64 ft. roadway (four 12 ft. travel lanes plus two 8 ft. breakdown lanes)
      16 ft. median strip, tapered
      two 11 ft. sidewalks

3. Southwest Expressway Frontage Road - Inner Belt Service Road

   33 ft. roadway (three 11 ft. travel lanes) plus sidewalk on Campus High School side.

INTER-OFFICE COMMUNICATION

TO John Stainton, Renewal Planning July 21, 1966

AT

FROM Transportation-Engineering Department

AT

ATTENTION:

SUBJECT

We have received your memorandum of July 15, 1966 requesting a review of the road proposals as they affect the Campus High School Project. Your memorandum correctly depicts the fact that the early land acquisition proposal is affected by new Dudley Street, Shawmut Avenue with its connection to Washington Street, and the Inner Belt service roads. The project area also will be affected by proposed changes to Roxbury Street, but not at the early land acquisition stage.

New Dudley Street - We propose this street to have a right-of-way dimension of 80 feet; two 10 foot sidewalks and 60 feet of pavement. This street will connect directly to Tremont Street at what is now Roxbury Crossing and be designed to provide two moving lanes of traffic in each direction.

Shawmut Avenue - This street is proposed to have a total right-of-way width of 102 feet, 42 feet greater than its present right-of-way. The roadway will contain two 32 foot roadways divided by a 16 foot median with provisions for a left-turn lane at the connection to Roxbury Street. Roxbury Street in turn is proposed to connect to Dudley Street at the present Governor Dudley Square. (The intersection of Dudley Street and Washington Street.) Shawmut Avenue eventually will be extended across Roxbury Street to Washington Street at the latter's intersection with Bartlett Street. This section of Shawmut Avenue will be 102 feet wide at its connection with relocated Roxbury Street and narrowed down to the proposed Washington Street width of 80 feet south of its intersection with Bartlett Street. The section of street north of Roxbury Street is designed to accommodate two moving lanes of traffic in each direction with provisions for a third moving land during peak hours.

Southwest Expressway Frontage Road - The design of this roadway has been prepared by the State Department of Public Works and approved by the Southwest Corridor Coordinating Committee. The roadway is approximately 33 feet wide and a sidewalk is provided on the easterly, or Campus High School side. The estimated traffic volumes suggest that this roadway will be three lanes wide.

The Inner Belt Service Road also has been designed by the State Departme

of Public Works and approved by the same coordinating committee. The roadway appears to be approximately 33 feet wide with a sidewalk on the southerly, or Campus High School side. A roadway is designed to accommodate three lanes of traffic.

Robert H. Murphy, P.E.
Chief Transportation Planner

WRM/s
William R. McGrath, P.E.
Transportation-Engineering Coordinator

#3548

INTER-OFFICE COMMUNICATION

AT John Stainton - Renewal Planning

FROM Transportation-Engineering Department

AT

July 25, 1966

ATTENTION:

SUBJECT Roxbury No. ~~Dorchester - Inner Belt and Southwest~~ Expressways Construction Schedule

Bill Noonan has secured the following information for me from the State Department of Public Works relative to the construction program for the Inner Belt and Southwest Expressways in the vicinity of the Campus High School Renewal Project.

July, 1966: The State Department of Public Works is conducting preliminary family and business relocation interviews at the present time.

Fall, 1966: State Department of Public Works and Redevelopment Authority reach final agreement on takings the Redevelopment Authority will make on behalf of the State for expressway purposes.

Late 1966: Land takings will begin in the Hamden St. area, which is on the South End Project side of the Inner Belt right of way.

Early 1967 to middle 1967: Land takings will start in the Madison Park-Roxbury Crossing section of the Southwest Expressway. These takings will be within the Campus High Renewal area.

1967: Demolition underway.

Late 1967: Final design completed on the expressways, their interchange and the service roads.

Probably early 1968: Construction of the expressways their interchange and frontage roads will begin.

Probably 1970: Roadway work finished and all roadways open to traffic.

Robert H. Murphy, P.E.
Chief Transportation Planner

William R. McGrath, P.E.
Transportation-Engineering Coordinator
RHM:ml

#3562

NATIONAL

23-280—Colored Tabs
23-281—Clear Tabs

NATIONAL INSERTABLE-TAB INDEXES ENABLE YOU TO MAKE YOUR OWN SUBJECT ARRANGEMENT, USING PLAIN INSERTS ON WHICH TO WRITE YOUR OWN CAPTIONS.

Made in U. S. A.

PROJECT EXPENDITURES BUDGET

Early Land Acquisition

Administrative overhead and services	$ 500,000
Office furniture and equipment	5,100
Legal services	35,770
Acquisition expenses	60,687
Temporary operation of acquired property	25,820
Site clearance	666,000
Interest	150,000
SUBTOTAL	1,443,377
Contingencies	216,507
Real Estate Purchases	4,222,800
PROJECT EXPENDITURES FOR EARLY LAND ACQUISITION LOAN	5,882,684
Relocation Payments	1,134,675
TOTAL PROJECT EXPENDITURES FOR EARLY LAND ACQUISITION LOAN	$7,017,359

Form approved
Budget Bureau No. 63—R19...

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT EXPENDITURES BUDGET FOR EARLY LAND ACQUISITION

PROJECT LOCALITY: Boston, Massachusetts
PROJECT NAME: Campus High School Urban Renewal Area
PROJECT NUMBER:
BUDGET NO.:

INSTRUCTIONS: Initial Budget: *Prepare original and 8 copies for HUD. Submit original and 4 copies in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.* Revised Budget: *If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.*

DATES OF BUDGET APPROVALS *(Complete for revision only)*

Budget No. 1, _____, 19____ Latest Approved Budget (No. ____), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION[1]	TO BE COMPLETED BY LPA — USE ONLY FOR REVISED BUDGET: LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ OR −) (b)	BUDGET REQUESTED FOR 24 MONTHS (c)	TO BE FILLED IN BY HUD: BUDGET APPROVED FOR ____ MONTHS (d)
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	$	$	$ 0	$
2	PROJECT EXECUTION EXPENDITURES:				
	Administration:				
	a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)			500,000	
	b. Travel (R 1410.05)			0	
3	Office furniture and equipment (R 1475)			5,100	
4	Legal services (R 1410.024, R 1415)			35,770	
5	Survey and planning (R 1410.021, R 1430)			0	
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)			60,687	
7a	Temporary operation of acquired property—Profit (−) or Loss (+) (R 1410.027, R 1448)			+25,820	
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	[ ]	[ ]	[0]	[ ]
8	Relocation and Community organization, excluding Relocation Payments (R 1410.023, R 1443)			0	
9	Site clearance—Proceeds (−) or Cost (+) (R 1410.025, R 1450)			666,000	
10	Project or site improvements (R 1410.026, R 1455)			0	
11	Disposal, lease, retention costs (R 1410.028, R 1445)			0	
12	Rehabilitation and conservation, excluding Rehabilitation Grants (R 1410.029, R 1460)			0	
13	Interest (R 1420.013, R 1420.02)			150,000	
14	Other income (−) (R 1449)	(−)		(−) 0	(−)

[1] For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 7b.

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET			
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or −) (b)	BUDGET REQUESTED FOR 24 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
15	Subtotal *(sum of Lines 2 through 14, excluding Line 7b)*	$	$	$ 1,443,377	$
16	Contingencies *(for Column (c), not to exceed 15% of Line 15)*			216,507	
17	Real estate purchases (R 1440.01)			4,222,800	
18	Project inspection (R 1418)			0	
19	TOTAL PROJECT EXECUTION EXPENDITURES *(sum of Lines 15, 16, 17, and 18)*			5,882,684	
20	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) *(Line 1 plus 19)*	$	$	$ 7,017,359 **	$
21	Relocation Payments 100% reimbursable to LPA (R 1501)	$	$	$ 1,134,675	$
22	Rehabilitation Grants 100% reimbursable to LPA (R 1502)	$	$	$ 0	$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

** Includes $1,134,675 Relocation Payments on Line 21.

Boston Redevelopment Authority
Local Public Agency

Date

Signature of Authorized Officer

Development Administrator
Title

HUD APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19___.

Date

Signature

Title

HUD-6220
(12-65)

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD	
	TOTAL COST	CHARGE TO PROJECT			
		%	AMOUNT	%	AMOUNT
None	$		$		$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			$		$

GPO 901-481

Form Approved
Budget Bureau No. 63-R022.1

HUD-6121
(12-65)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

DATA SUPPORTING PROJECT EXPENDITURES BUDGET

INSTRUCTIONS: Prepare original and 4 copies for HUD. If part of an initial or amendatory application, submit original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5. If not part of an application, do not submit in binders.

PROJECT LOCALITY: Boston, Massachusetts

PROJECT NAME: Campus High School Urban Renewal Area

PROJECT NUMBER: Mass. R-

Accompanies Form HUD-6220 dated _____, 19___.

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL* (b)
1		SURVEY AND PLANNING EXPENDITURES		
	R 1401; R 1403; R 1404	Total estimated survey and planning costs other than interest	$	
	R 1420.011; R 1420.012	Interest on Federal advances		
	R 1420.02	Interest on other borrowed funds		
		LINE 1 TOTAL		$ N.A.
2 3 4		ADMINISTRATION OFFICE FURNITURE AND EQUIPMENT LEGAL SERVICES		
		Entries on these lines of Form HUD-6220 shall be supported by a narrative statement explaining the cost estimates and the basis of any proration of the costs to this project.		
5		SURVEY AND PLANNING		
		Attach a narrative statement describing the nature of the survey and planning work, including reference to any previous HHFA or HUD approval for such work in the project execution stage.		N.A.
6		ACQUISITION EXPENSES	See Line	Form HUD-6220
	R 1410.022	LPA salaries and wages - Acquisition *(from Form HUD-630)*	$ 2A	
	R 1440.02	Contracts for acquisition appraisals	Budgeted in S & P Applic.	Campus H.S. See Code No. R-134
	R 1440.03	Option negotiations	55,678	
	R 1440.04	Title information	Budgeted in S & P Applic.	Campus H.S. See Code No. R-134
	R 1440.05	Sundry acquisition costs - Direct Purchase	3,000	
	R 1440.06	Sundry acquisition costs - Condemnation	2,000	
		LINE 6 TOTAL		$ 60,687
7a		TEMPORARY OPERATION OF ACQUIRED PROPERTY	See Line	Form HUD-6220
	R 1410.027	LPA salaries and wages - Management *(from Form HUD-630)*	$ 2A	
	R 1448.01	Gross income from temporary operation	319,380	

CLASS OF LESSEE	NO. OF PROPERTIES	AVERAGE RENTAL	UNIT MOS. OF MGMT.	TOTAL INCOME
Residential	283	$ 110	1698	$186,780
Commercial	42	250	252	63,000
Industrial	27	400	162	64,800
Institutional	4	200	24	4,800

* For a project on a three-fourths capital grant basis with limited project costs, enter zero on lines 1, 5, 6, and 7a.

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL* (b)
7a (Cont'd)		TEMPORARY OPERATION OF ACQUIRED PROPERTY (Cont'd.)		
	R 1448.031; R 1448.032; R 1448.033; R 1448.035	Repairs and normal maintenance; janitorial wages and supplies and watchmen wages; fuel, light, power; sewerage and water rentals	$ 50,000	
	R 1448.034	Insurance	42,000	
	R 1448.036	Real estate tax payments	243,200	
	R 1448.037	Management contracts	0	
	R 1448.038	Charges in lieu of real estate taxes	0	
	R 1448.039	Temporary on-site moves	10,000	
		LINE 7a TOTAL *(R1448.01 minus other amounts; if income exceeds costs, show as minus amount.)*		$ +25,820
8		RELOCATION AND COMMUNITY ORGANIZATION, EXCLUDING RELOCATION PAYMENTS		
	R 1410.023	LPA salaries and wages - Relocation *(from Form HUD-630)*	$ See Line 2A, Form HUD-6220	
		LPA salaries and wages - Community Organization *(from Form HUD-630)*	N/A	
	R 1443.01	Contracts for relocation planning and execution		
		Contracts for community organization services		
	Attach a narrative statement giving the sources and basis of estimates for community organization costs.			
		LINE 8 TOTAL		$ N/A
9		SITE CLEARANCE		
	R 1410.025	LPA salaries and wages - Site Clearance *(from Form HUD-630)*	$	
	R 1450	Contracts for preparation of contract documents		
		Net cost (+) or proceeds (-) of site clearance work, exclusive of above amounts	( )	
		Buildings and other structures (+) $ 666,000		
		Sidewalks and pavements ( )		
		Capping of utility lines ( )		
		( )		
		( )		
		(Minus) Total credits for salvage and structures sold, if work will be done by LPA force account or if such credits are calculated separately for contract work (-)		
		Site clearance work will be performed by ☐ LPA force account ☒ Contract		
	Attach a narrative statement giving the sources and basis of estimates, including identification of any work involving unusually high costs.			
		LINE 9 TOTAL		$ 666,000

* For a project on a three-fourths capital grant basis with limited project costs, enter zero on line 7a.

HUD-6220 LINE NO.	ACCOUNT NUMBER		
10		PROJECT	
	R 1410.0 26	LPA salaries and wages - Pro	
	R 1455	Contracts for preparation of con	
		Project Improvements *(from Form*	
	Attach a narrative statement giving the source	project improvements, or referring to such data in the accompanying Pro	
11		DISPOSAL, LEA	
	R 1410.0 28	LPA salaries and wages - Dispo	$ N/A
	R 1445.01	Disposition appraisals, boundary	
	R 1445.02	Commissions and fees	
	R 1445.03	Sundry disposition costs	
		TOTAL	$ N/A
12		REHABILITATION AND CONSERVATION EXCLUDING REHABILITATION OF SITE	
	R 1410.0 29	LPA salaries and wages - Rehabilitation and Conservation *(from Form HUD-630)*	$
	R 1460	Contracts for technical and administrative service for rehabilitation and conservation program	
	Attach a narrative statement giving the sources and basis of estimates of the above amounts.		
		LINE 12 TOTAL	$ N/A
13		INTEREST	
	Attach a narrative statement giving the sources and basis of estimates of interest costs.		
14		OTHER INCOME	
	R 1449	Source of LPA income other than covered in Line Nos. 8 or 9	
			$
		LINE 14 TOTAL	$ N/A
17		REAL ESTATE	
	Attach a narrative statement giving a justification for the amount for real estate purchases, including reference to appraisal reports and breakdown of estimated costs, showing separately estimates for project land and compensation for consequential damages to real or personal property that is not to be acquired. Also include a schedule showing, on a parcel basis, the proposed land acquisition activity for each segment of the project.		

HUD-6220 LINE NO.	ACCOUNT NUMBER	EXPLANATION	AMOUNT CHARGEABLE TO BUDGET (a)	LINE TOTAL (b)
21	R 1501	RELOCATION PAYMENTS 100% REIMBURSABLE TO LPA		

TYPE OF PAYMENT AND CLASS OF PAYEE	ESTIMATED NUMBER TO RECEIVE PAYMENTS	ESTIMATED AVERAGE AMOUNT	ESTIMATED TOTAL PAYMENTS
a. TOTAL MOVING EXPENSES AND ACTUAL DIRECT LOSS OF PROPERTY	468		$ 906,975
b. Individuals	85	$ 25	2,125
c. Families	299	150	44,850
* d. Business concerns	86	10,000	860,000
e. TOTAL SETTLEMENT COSTS AND RELATED CHARGES	109		37,700
f. Individuals	10	$ 300	3,000
g. Families	74	300	22,200
h. Business concerns	25	500	12,500
i. TOTAL RELOCATION ADJUSTMENT PAYMENTS	155		127,500
j. Elderly individuals	30	$ 500	15,000
k. Families	100	500	50,000
l. TOTAL SMALL BUSINESS DISPLACEMENT PAYMENTS	25	2,500	62,500
LINE 21 TOTAL *(a + e + i + l)*			$ 1,134,675

* Has LPA elected to make payments for moving expenses in excess of $25,000?
[X] YES [ ] NO

If Yes: A. Estimated number of business concerns to receive payment in excess of $25,000: *7

B. Estimated total amount of moving expenses in excess of $25,000: $ 135,000

C. Portion of line B amount to be paid with Federal relocation grant and included in line e amount above: $ 90,000

D. Portion of line B amount to be paid out of nonproject funds: $ 45,000

*legislation authorizing such payments is pending.

22	R 1502	REHABILITATION GRANTS 100% REIMBURSABLE TO LPA		
		a. Total number of owner-occupied, one- or two-family residential properties which are to be rehabilitated in accordance with objectives of Urban Renewal Plan		
		b. Estimated number of such properties for which a Rehabilitation Grant will be made		
		c. Estimated average amount of Rehabilitation Grant	$	
		LINE 22 TOTAL *(line b X line c)*		$ N/A

APPLICATION FOR
EARLY LAND ACQUISITION LOAN
PROJECT NO. MASS. R-

BINDER NO.

Campus High School Urban Renewal Area
Boston Redevelopment Authority
Boston, Massachusetts

SUBMISSION DATE:

COST ESTIMATE AND FINANCING REPORT: Narrative to Form HUD-6121

CODE NO. E-226(3)

2(a) Administration $500,000

In accordance with the approved administrative budget on file with HUD, Line 2a reflects 10% of the aggregate of estimates in Lines 4 through 14 plus Line 17 in the Project Expenditures Budget Form HUD-6220. Both direct and indirect staff salaries are also included.

4. Legal Services $ 35,770

(a) Special Counsel for Litigation $50/day for 45 days/year x 2 years: $ 4,500

(b) Based on previous experience, 20 percent of all parcels to be acquired will require litigation 293 parcels x 20% x $530/parcel average: $31,270

6. Acquisition Expenses $ 60,687

(a) 233 option negotiations services at $239 $55,687

(b) Sundry acquisition costs - $ 3,000

(c) Sundry acquisition costs - condemnation $ 2,000

9. Site Clearance $666,000

Demolition of structures involve approximately 15 million cubic feet at $0.045 per cubic foot base upon Boston Redevelopment Authority Engineering Department experience.

13. Interest $150,000

The following table estimates the anticipated borrowing interest expense.

Month/Year	New - Outstanding	Time	Rate	Interest
Jan. 1967	3,000,000-3,000,000	12 mos.	1.5	$ 45,000
Jan. 1968	4,000,000-7,000,000	12 mos.	1.5	105,000

17. Real Estate Purchases $4,222,800

The acquisition costs have been prepared by the staff of the Boston Redevelopment Authority to provide a working estimate.
See Code No. E-222(1)(b) for a detailed statement.
1.35 x Assessed Valuation of $3,128,000.

ASSESSMENT DATA

Project Area

Total Assessed Valuation	$ 8,769,200	
Taxable	$ 4,214,500	48.1%
Tax-exempt	$ 4,554,700	51.9%
Estimated tax yield (1965) (@ $115/$1,000)	$ 484,668	

Early Land Acquisition Area

Total Assessed Valuation	$ 3,123,000	
Taxable	$ 1,764,900	56.5%
Tax-exampt	$ 1,358,100	43.5%
Estimated tax yield (1965) (@ $115/$1,000)	$ 202,964	
Percent of Project to be Acquired		35.6%
Taxable		41.9%
Tax-exempt		29.8%

Tax-Exempt Property - Summary

Early Land Acquisition Area

Owner	Area (Sq.Ft.)	Land	Building	Total
Boston Baptist Society Union	45,900	$ 38,400	$ 91,500	$ 129,900
Christian Mission of the Apostolic Faith of New England	6,618	4,000	2,000	6,000
Church of St. John	15,000	26,200	17,800	44,000
City of Boston				
Cl. A (Schools)	40,645	35,100	97,000	132,100
Cl. C (All others)	9,615	1,000		1,000
Cl. F (Parks/Playgrounds)	136.162	106,600	250,000	356,600
Cl. J (Foreclosures)	441,760	235,400	61,400	296,800
Cl. L (Health)	7,876	2,800		2,800
Congreation Anshi Sford	6,859	2,400	15,000	17,400
Faithful Church of Christ	3,576	3,600	1,200	4,800
Metropolitan Baptist Church	7,170	10,700	9,000	19,700
Non-Denominational Temple of Christ	3,370	1,700	18,000	19,700
Roman Catholic Archbishop of Boston	57,458	29,000	121,000	150,000
Ruggles Street Baptist Church	5,900	2,400	1,000	3,400
St. John Mission Baptist Church	4,433	4,200		4,200
Sisters of the Blessed Sacrament	34,773	11,600	60,100	71,700
U.S. Post Office	9,900	10,000	20,000	30,000
Women's Society of Christian Service	9,046	21,200	54,400	75,600
TOTAL	846,061	$546,300	819,400	$1,365,700

TAX EXEMPT PROPERTY - SUMMARY

CAMPUS HIGH PROJECT AREA, OUTSIDE OF EARLY LAND ACQUISITION AREA

OWNER	AREA (SQ. FT.)	ASSESSED VALUATION LAND	BUILDING	TOTAL
Boston Housing Authority	157,098	$157,100	$1,400,000	$1,557,100
Boston Nazarine Chapel	3,509	3,200	14,800	18,000
Boston Police Post	7,074	10,600	2,500	13,100
Boys Clubs of Boston	41,323	26,100	73,200	99,300
Christ Temple Church	25,543	12,600	11,000	23,600
City of Boston				
Cl. A (Schools)	141,100	91,600	725,000	816,600
Cl. C (All Others)	85,700	34,300	100,000	134,300
Cl. F (Parks/Playgrounds)	14,147	14,100	--	14,100
Cl. J (Foreclosures)	524,330	301,500	150,100	451,600
Cl. P (Police)	6,203	31,000	51,500	82,500
Cl. S (Public Buildings)	37,936	19,600	110,400	130,000
First Unitarian Church	88,672	88,700	16,000	104,700
Latvian Welfare Society	5,967	4,800	10,200	15,000
Roxbury Post No. 44 (Am. Leg.)	1,658	1,500	3,000	4,500
St. Luke's Home for Convalescents	19,595	13,700	20,000	33,700

TAXABLE INSTITUTIONAL PROPERTY

OWNER	AREA (SQ. FT.)	ASSESSED VALUATION LAND	BUILDING	TOTAL
American Realty Syndicate (U.S.P.O.)	16,421	$35,300	$23,000	$58,300
Church of God and Sisters of Christ	3,295	3,300	7,700	11,000
Eliot Square Nursing Home (Joseph Goggin)	12,421	11,500	25,000	36,500
Holy Temple United	11,308	3,400	16,600	20,000

Tax-Exempt Parcels-Block Listing

(Excluding Tax-Foreclosed Parcels)

Early Land Acquisition Area

BLOCK	PARCEL	ADDRESS	AREA SQ.FEET	TOT.A.V.	OWNER	EXEMPT CLAUSE
70	2147	711 Shawmut	6,260	70,000	Wom.Soc. Christ Ser.	11
	2195	Vac.Lot Shawmut	1,341	2,700	"	10
	2196	"	1,445	2,900	"	10
76	2197	Madison Pk	122,200	97,800	City of Bos.	F
84	2272	147 Ruggles St.	4,785	9,800	Bos.Bap.Soc. Union	33
	2273	Vac.Lot "	3,874	3,500	"	33
	2274	159-61 "	6,252	21,800	"	33
	2275	"	9,375	78,000	"	31
	2276	Vac.Lot "	2,000	1,300	"	33
	2277	Vac.Lot "	2,000	1,300	"	33
	2278	Vac.Lot "	5,000	4,500	"	33
	2279	175-77 "	5,900	3,400	Ruggles St. Bap. Church	11*
	2288	Vac.Lot Tremont St.	2,327	1,800	Bos.Bap.Soc. Union	10
	2289	Vac.Lot "	2,216	1,700	"	10
	2290	Vac.Lot "	2,071	1,700	"	10
	2291	Vac.Lot "	2,000	1,800	"	10
	2292	Vac.Lot Weston St.	1,000	900	"	10

BLOCK	PARCEL	ADDRESS	AREA SQ.FEET	TOT.A.V.	OWNER	EXEMPT CLAUSE
	2293	Vac.Lot Weston St.	3,000	2,700	Bos.Bap.Soc. Union	31
	2294	34-38	14,973	47,000	City of Bos.	A
87A	2668	211 Cabot St.	7,468	255,600	City of Bos.	F
	2675	133-35 Vernon St.	4,433	4,200	St.John Mis-sionBap.Ch.	11
89	2955	1274-78 Tremont St.	9,900	30,000	U.S.Post Ofs	1**
	2957	Vac.Lot "	2,315	4,000	Rectory Ch. of St. John	11
	2958	" "	2,685	4,700	"	11
	2959	1262 "	7,500	30,100	"	11
	2960	1252 "	2,500	5,200	"	11
96D	3003	Vac.Lot Vernon St.	7,876	2,800	City of Bos.	L
	3019	Vac.Lot Kenesaw Terr	9,615	1,000	"	C
97.98	3303	22 Linden Pk. St.	3,370	19,700	Non-Denom. Temp of Christ	11
100	3056	250 Cabot St	33,413	100,000	Cath.Arch, of Boston	31
	3059	Vac.Lot Vernon St.	1,770	1,100	"	31
	3060	116 "	5,930	13,000	"	11
	3061	106 "	13,500	34,800	"	11
	3063	Vac.Lot Vernon Pl.	2,845	1,100	"	31

BLOCK	PARCEL	ADDRESS	AREA SQ.FEET	TOT.A.V.	OWNER	EXEMPT CLAUSE
101	2625	27 Haskins St.	3,223	16,300	Cong.Anshi Sford	11
	2626	Vac.Lot "	3,636	1,100	"	11
102	2566	Vac.Lot Auburn St.	6,494	3,200	City of Boston	F
	2567	65 Vernon St	25,672	85,100	"	A
103	2511	763 Shawmut	3,576	4,800	Faithful Ch. of Christ	11
	2513	"	6,330	17,500	Met. Bap. Ch.	11
	2514	779 "	840	2,200	"	11
	2522	45 Vernon St	6,618	6,000	Christ Mis. of Apostolic Faith of NE	32*
105	3093	Vac.Lot Roxbury St.	11,434	1,200	Srs.of Blessed Sacrement	32
	3122	66 Vernon St.	6,381	2,000	"	32
	3123	60 Vernon St.	16,958	68,500	"	11

*Partial Exemption

**Leasehold by U.S. Post Office

20 July 1966

James J. Sullivan, Jr., Commissioner
Real Property Department
809 City Hall Annex
Boston, Massachusetts, 02108

Dear Commissioner Sullivan:

This is to inform you that on [illegible] July 1966 the Boston Redevelopment Authority will hold a public hearing with respect to the Early Land Acquisition program for the Campus High School site.

Last fall a letter to you from Mr. Logue, dated 30 September 1965, requested Real Property to submit holds on tax-foreclosed properties to include Precincts 6, 7 and 9 of Ward 3. Our records indicate that the attached list of 223 properties are tax-foreclosed within this project area. (See attached map.)

In order to expedite the Early Land Acquisition program, it would be greatly appreciated if you could have your staff verify this list.

Your cooperation in this matter is fully appreciated.

Sincerely,

John J. De Simone
Project Director, Fenway

JJDeS:sda

Attachments 2

bcc: Edward J. Logue, John Stainton, Jason Timmons, David Wiley.

Tax-Foreclosed Properties

Early Land Acquisition Area

The following 224 parcels are City of Boston tax-foreclosed properties which are to be acquired during the Early Land Acquisition Program:

Parcel No.	Address	Description	Area
	Auburn St.		
2495	24	Residential	2,600
2560	7-7R	Residential	4,675
	Cabot Pl.		
2213	SWs	Vacant Land	2,400
	Cabot St.		
2211	(126)	Vacant Land	800
2212	(124)	Vacant Land	1,418
2268	(135) (Corner of 22 Weston St.)	Vacant Land	3,905
2269	137	Residential	1,485
2570	(222)	Vacant Land	981
2571	(216)	Vacant Land	1,216
2584	194	Residential	1,089
2607	178	Vacant Land	2,114
2609	(170)	Vacant Land	2,588
2611	(166-160)	Vacant Land	2,236
2669	(215-217)	Vacant Land	5,760
2671	(221)	Vacant Land	2,000
3005	(233-235)	Vacant Land	1,473
3006	(237)	Vacant Land	1,705
3007	241-243	Vacant Land	2,164
3008	(245)	Vacant Land	2,534
3009	(251)	Vacant Land	3,829
3010	(255)	Vacant Land	1,300

Parcel No.	Address	Description	Area
3011	(257-259)	Vacant Land	2,555
3012	(263)	Vacant Land	1,756
3013	(265)	Vacant Land	1,781
3014	(271)	Vacant Land	2,130
3015	(273)	Vacant Land	2,128
3044	(250)	Vacant Land	3,795
	Church Pl.		
2588	(9)	Vacant Land	2,974
2589	(8)	Vacant Land	2,523
2590	(7-7½)	Vacant Land	2,025
	Dallas Pl.		
2600	(7)	Vacant Land	1,410
2601	(9)	Vacant Land	1,620
2602	NEs	Vacant Land	2,625
2603	NEs	Vacant Land	2,100
2604	(6)	Vacant Land	2,100
2605	NEs adj #2	Vacant Land	2,372
2606	(2)	Vacant Land	1,406
	Gay St.		
3297	(7)	Vacant Land	3,133
3331	(3-5)	Vacant Land	1,640
	Hampshire St.		
2945-2	101	Residential	1,362
	Haskins St.		
2528	(54)	Vacant Land	1,000
2530	44	Vacant Land	1,560
2531	42	Vacant Land	1,379
2532	40	Vacant Land	1,521
2533	(38)	Vacant Land	1,428
2534	(36)	Vacant Land	1,423
2535	(34)	Vacant Land	1,330
2539	(22)	Vacant Land	1,610
2540	(20)	Vacant Land	1,460
2628	(35)	Vacant Land	2,100
2629	(37)	Vacant Land	1,434
2630	(39)	Vacant Land	1,426
2636	(53)	Vacant Land	5,440

Parcel No.	Address	Description	Area
	Hubert St.		
2366	SWs (SE Corner of Westminster)	Vacant Land	600
2367	(18)	Vacant Land	2,805
2368	(16)	Vacant Land	1,199
2369	(14)	Vacant Land	1,200
2370	(12)	Vacant Land	1,209
2371	(10)	Vacant Land	1,324
2372	8	Residential	2,649
2373	6	Residential	2,592
2374	4	Residential	2,600
2375	2	Residential	2,577
2403	1	Residential	1,448
2407	(9)	Vacant Land	1,480
2408	(11)	Vacant Land	1,484
2409	(13)	Vacant Land	1,497
2410	(15)	Vacant Land	1,496
2411	(17)	Vacant Land	1,509
2412	Lot 9	Vacant Land	1,526
2413	Lot 11	Vacant Land	1,549
2414	21 or Lot 10	Vacant Land	1,533
2415	25	Vacant Land	2,017
	Kent St.		
3076	(26)	Vacant Land	1,003
3077	(24)	Vacant Land	1,003
3080	(16)	Vacant Land	1,158
3081	(12)	Vacant Land	1,124
3114	33R-35	Vacant Land	2,488
	Lamont St.		
2994	(35)	Vacant Land	1,581
3025	(36-40)	Vacant Land	3,688
3026	(30)	Vacant Land	3,250
3028	24	Residential	2,428
3029	SEs	Vacant Land	2,396
3031	(14)	Vacant Land	1,027
3032	(12)	Vacant Land	1,706
3033	(10)	Vacant Land	1,702
3034	(8)	Vacant Land	2,215
	Linden Ave.		
2987	NWs (Rear 63-65 Linden Park St.)	Vacant Land	4,934
2992	(4)	Vacant Land	2,439
	Linden Park St.		
2989	67-69	Residential	2,184
2988	63-65	Residential	2,167
3024	37-41	Residential	2,978

Parcel No.	Address	Description	Area
3298	(36)	Vacant Land	3,557
3304	(18)	Vacant Land	2,300
3315	(102)	Vacant Land	1,218
3327	48	Residential	1,955
3330	(42)	Vacant Land	1,247
	Marble St.		
2337	(1)	Vacant Land	1,294
2338	(2)	Vacant Land	1,299
2339	(3)	Vacant Land	1,302
2341	(5)	Vacant Land	1,325
2344	(8)	Vacant Land	1,399
2345	(9)	Vacant Land	1,375
2346	(10)	Vacant Land	1,409
2347	(11)	Vacant Land	5,925
2348	(12)	Vacant Land	8,450
	Oakburn Ave.		
2564	23-33	Residential	7,212
	Prentiss Pl. (Kenesaw Terr.)		
3021	(3)	Vacant Land	5,500
	Ruggles St.		
2304	(139-145)	Vacant Land	2,046
2325	(99-99A)	Vacant Land	1,503
2326	(101)	Vacant Land	1,474
2327	(103)	Vacant Land	1,484
2328	(105)	Vacant Land	1,475
2329	Ns (107)	Vacant Land	1,466
2333	(115)	Vacant Land	1,430
2334	(117)	Vacant Land	1,431
2335	(119)	Vacant Land	1,412
2350	(59)	Vacant Land	1,563
2351	61	Residential	1,496
2352	(63)	Vacant Land	2,820
2353	(65)	Vacant Land	1,558
2355	(69-71)	Vacant Land	2,821
2358	(77)	Vacant Land	1,424
2359	Lot E	Vacant Land	1,575
2360	Lot F	Vacant Land	1,575
2361	Lot D	Vacant Land	1,913
2362	Lot C	Vacant Land	1,948
2363	Lot B	Vacant Land	2,137
2364	Lot A	Vacant Land	2,137
2506	(66)	Vacant Land	984
2545	(82-80)	Vacant Land	6,429
2612	(144)	Vacant Land	1,771

Parcel No.	Address	Description	Area
2617	(124-118)	Vacant Land	4,084
	St. Francis De Sales St.		
3045	(7)	Vacant Land	3,097
3046	(11, 13, 15, 17, 19, 21)	Vacant Land	3,628
3048	(31)	Vacant Land	857
3049	(33)	Vacant Land	865
3050	(35)	Vacant Land	1,600
3051-1	(44)	Vacant Land	1,395
3052	(40)	Vacant Land	3,061
3053	(38)	Vacant Land	1,261
3054	(34)	Vacant Land	2,600
3055	(32)	Vacant Land	4,025
	Shawmut Ave.		
2191	(697)	Vacant Land	1,429
2192	(699)	Vacant Land	1,350
2193	(701)	Vacant Land	1,384
2194	(703)	Vacant Land	1,470
2516	787	Residential	1,937
2517	789	Residential	1,926
	Sterling St.		
2178	(82)	Vacant Land	1,789
2179	(80)	Vacant Land	1,802
2180	(78)	Vacant Land	1,830
2181	(76)	Vacant Land	1,800
2182	(74)	Vacant Land	1,900
2183	(72)	Vacant Land	1,900
2185	(68)	Vacant Land	1,796
2186	(66)	Vacant Land	1,950
2187	(64)	Vacant Land	1,950
2188	(62)	Vacant Land	1,950
2189	(60)	Vacant Land	1,960
2190	(58)	Vacant Land	1,951
	Sumner Pl.		
2573	(1)	Vacant Land	5,789
2576	(7)	Vacant Land	2,112
	Vernon Ct.		
3065	(1)	Vacant Land	1,073
3066	(2)	Vacant Land	971
	Vernon St.		
2526	(97R)	Vacant Land	2,000
2527	(99)	Vacant Land	5,171

Parcel No.	Address	Description	Area
2569	(121)	Vacant Land	538
2637	(107-109 Rear)	Vacant Land	2,163
2639	109	Residential	1,264
2677	(139-141)	Vacant Land	572
3002	(136)	Vacant Land	1,761
3004	(130)	Vacant Land	2,893
3035	(138-140)	Vacant Land	2,008
3072	(84-86)	Vacant Land	2,442
3117	(80)	Vacant Land	1,335
3118	(78)	Vacant Land	1,317
3119	(76)	Vacant Land	1,464
3120	SWs (rear 76)	Vacant Land	1,914
	Warwick St.		
2214	NWs (West corner of Cabot Place	Vacant Land	4,000
2215	(105)	Vacant Land	1,446
2216	(107)	Vacant Land	1,440
2217	(109)	Vacant Land	1,440
2312	(115)	Vacant Land	1,440
2314	(119)	Vacant Land	1,440
2315	(121)	Vacant Land	1,440
2316	(123)	Vacant Land	1,440
2317	(125)	Vacant Land	1,440
2318	(127)	Vacant Land	1,440
2319	(129)	Vacant Land	1,440
	Westminster St.		
2170	(76)	Vacant Land	1,700
2171	(74)	Vacant Land	1,700
2172	(72)	Vacant Land	1,700
2173	(70)	Vacant Land	1,700
2174	(68)	Vacant Land	1,700
2175	(66)	Vacant Land	1,700
2176	(64)	Vacant Land	1,700
2381	(96)	Vacant Land	1,717
2382	(94)	Vacant Land	1,698
2383	(92)	Vacant Land	1,693
2384	(90)	Vacant Land	1,691
2385	(88)	Vacant Land	1,742
2386	(86)	Vacant Land	1,736
2387	(84)	Vacant Land	1,690
	Weston St.		
2208	(9)	Vacant Land	1,000
2209	(11)	Vacant Land	800

Parcel No.	Address	Description	Area
2210	(13)	Vacant Land	900
2311	(10)	Vacant Land	1,259
	Williams Sq.		
2152	(1)	Vacant Land	516
2153	(2)	Vacant Land	770
2154	(3)	Vacant Land	783
2155	(4)	Vacant Land	784
2156	(5)	Vacant Land	767
2157	(6)	Vacant Land	767
2158	(7)	Vacant Land	768
2159	(8)	Vacant Land	753
2160	(9)	Vacant Land	811
	Williams St.		
2148	(57R)	Vacant Land	3,572
2149	(59)	Vacant Land	2,144
2161	(67)	Vacant Land	806
2168	(81)	Vacant Land	809
2169	NEs (East corner of Westminster St.)	Vacant Land	2,209
2389	82	Residential	1,396
2399	62	Residential	1,379

BOSTON REDEVELOPMENT AUTHORITY
SOUTH STATION BUILDING, ROOM 536, BOSTON, MASSACHUSETTS 02111

July 15, 1966

Dear Resident:

I know you are aware that the property in which you are living is proposed to be acquired so that the new Campus High School can be built in the Roxbury Community. In order that you will be able to find other housing accommodation that will be highly satisfactory to you, our staff has been preparing a unique and individualized program of relocation assistance. You may have been visited several weeks ago by one of our staff members who was gathering information to plan this assistance program.

On April 21, 1966, we held a special meeting at the Cooper Community Centre in order to explain our relocation services and benefits. We know that some residents were unable to attend that meeting or were unable, because of the large attendance, to have all their questions answered.

For that reason, members of our staff will be on call from 9 A.M. to 8 P.M. in four locations convenient to your home during the week of July 18 for the sole purpose of answering any questions you may have about the proposed Campus High Project and about the relocation assistance available to you. In addition to what they will be able to tell you personally, they will have on hand maps and written materials which I believe you will find highly informative.

As you may know, the public hearing for the proposed Campus High Project is scheduled for July 25 at 8 P.M. at the James P. Timilty Junior High School at 205 Roxbury Street. In order for you to be completely informed about the program before that time, I strongly urge you to visit one of the community centers listed on the next page so that you may speak personally with one of our staff members.

Sincerely yours,

Walter L. Smart

Walter L. Smart
Director of Family Relocation

BOSTON REDEVELOPMENT AUTHORITY

SOUTH STATION BUILDING, ROOM 536, BOSTON, MASSACHUSETTS 02111

July 15, 1966

Dear Resident:

Recently you may have seen the newspaper notice of the public hearing which will be held on July 25 at 8 P.M. at the James P. Timilty Junior High School, 205 Roxbury Street, in order to discuss the proposed Campus High Project.

We are aware that a number of residents in the proposed planning area are extremely concerned about what this project will mean to them and their property. The fact is that the Boston Redevelopment Authority has no intention of acquiring any residential property within the planning area with the exception of those few parcels required for one or two minor street improvements. In addition, the Boy's Club, the Roxbury Municipal Court, and possibly the Dudley Post Office will be acquired. As you know, the Boy's Club and the Court House are presently occupying obsolete structures and will soon move to brand new facilities in the Washington Park area.

In order for you to be completely informed on all aspects of this program, members of our staff will be on call from 9 A.M. to 8 P.M. in four locations close to your home during the week of July 18 for the sole purpose of answering any questions you may have. In addition to what they will be able to tell you personally, they will have on hand maps and written materials which I believe you will find highly informative.

We will be in contact with you in the very near future to request your participation and involvement in the development of the urban renewal plan for your area. In the meantime, I strongly urge that you visit, at your convenience, one of the community centers listed on the next page so that you may speak personally with one of our staff members.

Sincerely yours,

Walter L. Smart
Director of Family Relocation

WLS:ph

E. J. Logue, M. [illegible]

July 18, 1966
John Stainton

Telegram re [illegible]

Those directly affected by [illegible] acquisition are a minority of those who sign[illegible] of the total of 3[illegible] are households that will be [illegible] relocate. Those signing include:

1. 5 individuals living [illegible] in the area to be acquired.

   Mr. Ralph D. [illegible] Street
   Mrs. Dora [illegible] Fremont St.
   Mr. Richard [illegible], [illegible] Harbor St.
   Mr. C. Vin[illegible], [illegible] Hawkins St.
   Mr. Henry A. [illegible], [illegible] Davis St.
   ~~Mr. Caleb [illegible]~~

2. 5 representatives of [illegible] required

   Mrs. Annie F. [illegible], [illegible] Community Center
   Mr. Alex R[illegible], [illegible] Community Center
   Mr. Byron [illegible], [illegible] Community Informa-
   [illegible]

   Rev. C. E. [illegible] [illegible] Mission of
   [illegible] the Faith

   Rev. G. Wil[illegible], [illegible] Mission of
   [illegible] Faith, 45 Vernon St.

3. 9 individuals within [illegible] but outside of the early land clearance [illegible]

   Mrs. Fertha [illegible], [illegible] Vernon Place
   Mrs. Helen [illegible], [illegible] Second St.
   Mrs. Idna [illegible], [illegible] Vernon Place
   Mrs. Ann M[illegible], [illegible] Second Place
   Mrs. Norine [illegible], [illegible] Second Place
   Mrs. Shirley [illegible], [illegible] Second Place
   Mrs. Lorraine [illegible], [illegible] Seventh Street
   Mrs. Hazel [illegible], [illegible] Fremont St.
   Mr. Carle D. [illegible], [illegible] Winchester Street

4. 1 representative of [illegible] within the project area but outside of the survey [illegible] area.

Mrs. Edna [illegible], [illegible], Whittier Street [illegible] Community Association

5. 9 individuals who live outside of the project area

Mrs. Thelma [illegible], 18 Williams Street
Mrs. Bernice [illegible], 24 Williams Street
Miss Bobbie [illegible], 24 Bell Street
Mr. Thomas [illegible]
Mr. Melvin [illegible]
Mr. Harry [illegible]
Mr. Don [illegible]
Mrs. Emma [illegible], Dudley Friends
Mr. Raymond [illegible]

6. 6 representatives of [illegible] located outside of the project area

Mr. Jack [illegible] (Dor. Federation of [illegible] Centers)
Mr. Robert [illegible], [illegible] Friends [illegible] Committee
Mr. George [illegible], Dudley Friends [illegible] Committee
Mrs. Ellen [illegible], Roxbury-North Dorchester [illegible] Committee
Rev. F. D. [illegible], [illegible] Holy Pentecostal [illegible] So. Norwich
Rev. Virgil [illegible], [illegible] Christian Center [illegible]

7. 4 Location unknown

Rev. Carl [illegible]
M. Allrothan
Rev. Elder [illegible] W. Lipsey, Emanuel Baptist Church
Rev. F. D. [illegible], [illegible] Holy Pentecostal Church

E. J. Logue

Additional comments:

Vincent Moyack is the [illegible] if Mike's position has changed [illegible]

Reverend Carl Caldwell is [illegible] South End.

Jack Constantian is the [illegible] Community Council.

Harry Flam told Walter Shaw he had been encouraged to sign but had refused to do so.

Al Brothers is running for [illegible] ticket.

Mrs. Erma Ballantine, [illegible] with the American Friends Service Committee.

The OIC held a dedication [illegible] to have spoken against the [illegible] way the BRA was planning [illegible] spoke in terms of "black [illegible]

There were about 200 people [illegible]

Several points we could [illegible] The School Committee [illegible] postpone a public hearing [illegible] construction of the high [illegible] hearing does not preclude [illegible] as to site development [illegible] relation.

CLASS OF SERVICE
This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION
TELEGRAM
W. P. MARSHALL, PRESIDENT

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

BA062 SSC033

1966 JUL 15 PM 4 2

B VYA091 LONG LONG PD=VY BOSTON MASS 15 3??P EDT=

EDWARD LOGE, DEVLOPMENT ADMINISTRATOR=

:BOSTON REDEVELOPMENT AUTHORITY CITY HALL ANNEX BSN=

:DEAR MR LOGUE=

=THERE HAS BEEN CONFIRMATION OF BRA PLANS TO HOLD AN IMPORTANT HEARING ON JULY 2? 1966 -5 5#3 58.8)56 #8%/ ▼:#99) 59 ▼9)8:85 :856 28$3 -0049;-) ¶94 3-4)6)-,$ - :178▼8589,,SURVEY AND PLANNING FOR THE PROPOSED CAMPUS HIGH SCHOOL, NEW DUDLEY STREETAND THE WIDENING OF TREMONT STREET. ¶ OUR COMMITTEE FEELS THAT THERE HAS NOT BEEN

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

CLASS OF SERVICE

This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION

TELEGRAM

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

ADEQUATE DISCUSSION OF THE ALTERNATIVE AVAILABLE TO THE COMMUNITY (IES) INVOLVED. PARTICULARLY IN REFERENCE TO HOUSING FOR THIS AREA.

¶ THEREFORE WE ASK THAT YOU POSTPONE THIS METN UTIL THE LOWER ROBURY, MADISON-LINDEN PARK COMMUNITY HAS BEEN ADEQUATELY INFORMEDOF ALL AVAILABLE ALTERNATIVES, OR HAS BEEN GIVEN THE OPPORTUNITY TO DEVELOP ITS OWN ALTERNATIVES. PLEASE REPLY TO: LOWER ROXBURY AD HOC COMMITTEE ON URBAN RENEWAL CARE MRS SHIRLEY SMOLKINSKY CO-CHAIRMAN 11 ELMWOOD PLACE ROXBURY MASS 02120 AND CRE

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

CLASS OF SERVICE
This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION

TELEGRAM

W. P. MARSHALL, PRESIDENT

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

MR RALPH D SMITH CO-CHAIRMAN 90 VERNON ST ROXBURY MASS
02120=

1 MR RALPH D SMITH 90 VERNON ST=
2 MRS THELMA WILSON 34 WILLIAMS ST=
3 MRS BERNICE WALKER 34 WILLIAMS ST=
4 MRS DORA HAYWARD 135 WARWICK ST=
5 MR RICHARD C LAMB 135 WARWICK ST=
6 MR C VINCENT HAYNES 24 HASKINS ST=
7 MISS FODORA MANNING 28 BALL ST=
8 MR HENRY P ROYAL 12 LINDEN PK ST=

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

CLASS OF SERVICE

This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION

TELEGRAM

W. P. MARSHALL, PRESIDENT

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of

9 MRS BERTHA MURPHY 5 LUTEMAL PL=

10 =MRS HELEN CONVERSE 23 ELMWOOD ST=

11 =MRS EDNA BARTLETT 5 ELMWOOD PL=

12 =MRS ANN SMOLINSKY 9 ELMWOOD PL

13 MRS MARIONSMOLINSKY 9 ELMWOOD PL=

14 =MRS SHIRLEY SMOLINSKY 1 ELMWOOD PL=

15 MRS LORRAINE BROY 7 KENILWORTH ST=

16 MRS HZEL L MCCARTHY 117 TREMONT ST=

17 MR CARLO D PURDY 25 WHITTIER ST=

18 REV CARL CALDWELL=

19 MR THOMAS ATKINS=MR MELVIN KING==

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

CLASS OF SERVICE
This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION
TELEGRAM

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

MR JACK CONSTENSTIEN=

:MR GUIDO ST LAURENT=

MR HARRY ELAM=

M ALBROTHERS=

MR. RON HAFER=

MRS ERNA BALLENTINE=

MR RAYMOND WOLFSON=

:MRS ANNIE L HYMAN COOPERCOMMUNITY CENTER=

=MR ALEX RODRIGUEZ COOPER COMMUNITY CENTER=

MR ROBERT GUSTAFSON AMERICAN FRIENDS SERVICE COMMITEE=

MR GEORGE MORRISON AMERICAN FRIENDS SERVICE COMMITEE=

CLASS OF SERVICE
This is a fast message unless its deferred character is indicated by the proper symbol.

WESTERN UNION

TELEGRAM

W. P. MARSHALL, President

The filing time shown in the date line on domestic telegrams is LOCAL TIME at point of origin. Time of receipt is LOCAL TIME at point of destination

M BYRON RUSHING ST JOHNS COMM INFO CENTER=

=MR ELLEN JACKSON NEW NO TO OF PARENTS COMMITTEE=

REV ELDER LEE F LEWIS PERGILL BAPTIST CHURCH

=REV F D BENNETT EMMANUEL HOLY PENECOSTAL CHURCH=

=REV C E WILLIAMS CHRISTIAN MISSION OF APOSTOLIC FAITH=

=REV G WILLIAMS CHRISTIAN MISSIONOF APOSTOLIC FAITH=

REV VIRGIL WOOD BLUE HILL CHRISTIAN CENTER=

MRS EDNA HAITH PRESIDENT WHITTIER ST PARENTS COMMUNITY ASSOC=

THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

RECOMMENDATIONS:

1. We recommend that the BRA be given community support to requisition funds from the Urban Renewal Administration, Washing, D.C. for survey and planning ONLY; and that the community be allowed to actively and meaningfully participate in the Survey and Planning Process.

2. We under any circumstances DO NOT give community support to the BRA for early land acquisition in any area of the GNRP.

3. We recommend that there be no early land acquisition until survey and planning has been completed, and the community (ies) have had a chance to evaluate any and all of the BRA'S proposed plan(s) for the entire GNRP.

4. All land proposed for early land acquisition (in the Madison Park-Roxbury Crossing areas) for the Campus High School and new Dudley Street include the following.

a. low income housing (that resembles moderate income housing)
b. moderate income housing
c. elderly housing
d. private housing (which may be purchased)
e. community facilities (parks, playgrounds, medical centers and social service facilities
f. scattered site public housing.
g. instant public housing
h. rehabilitation of existing structurally sound properties with FHA guarantees

5. We recommend that the proposed Urban Renewal area in the Lower Roxbury, Madison Park, Roxbury Crossing Area, include the

following parcels of land.

a. that parcel just south of Linden Park Street

b. the parcels of land that lay between Shawmut Avenue, Washington Street the site of the proposed Inner Belt-South West Expressway Route and the Junction of Roxbury Street and Washington Street.

6. That relocation shall not begin until, enough housing units have been erected within the GNRP, and the areas proposed for early land acquisition for the Campus High School, to accommodate all families who will be relocated.

7. The BRA should seriously consider the recommendations of the residents who live in the areas that they are drawing plans for.

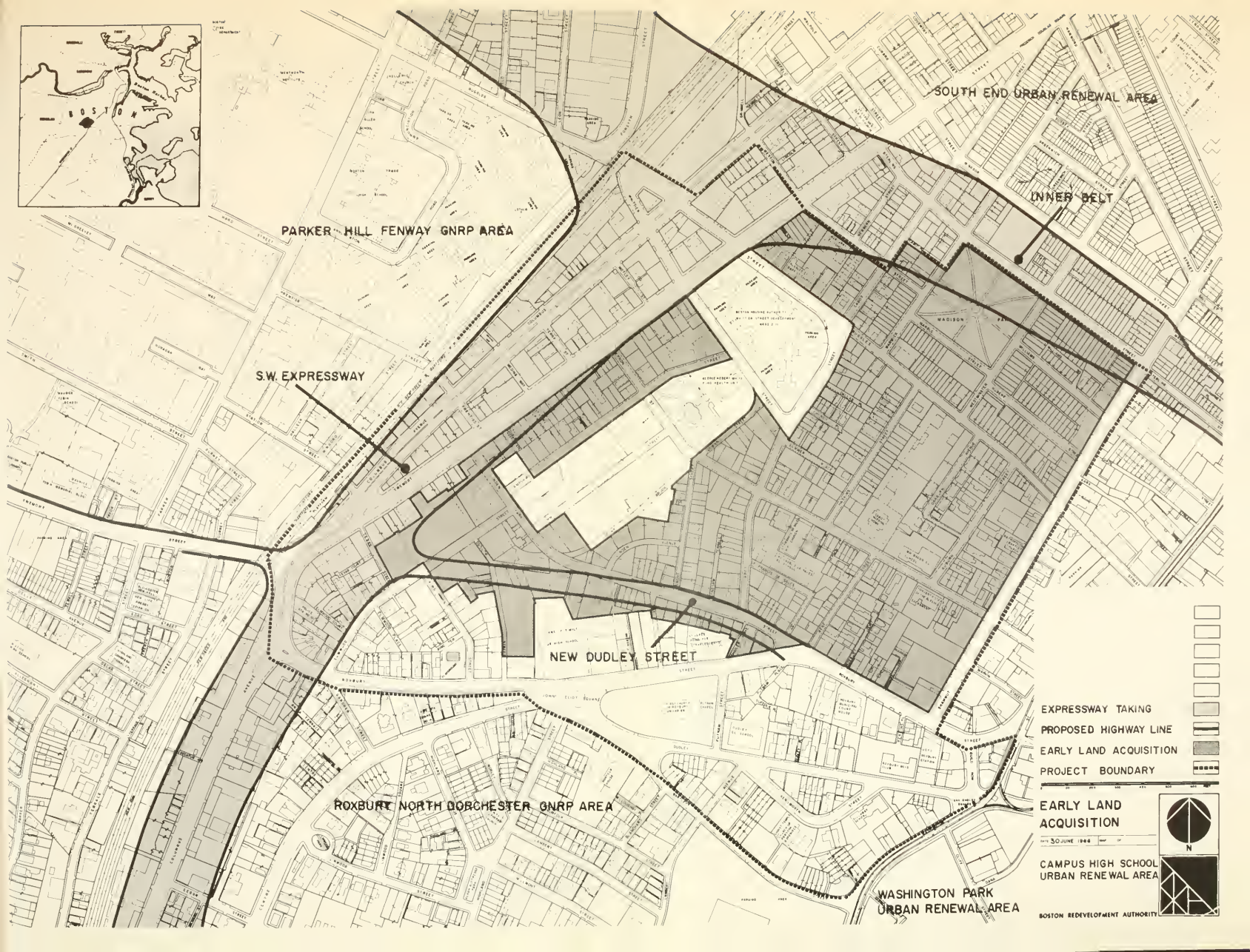
We the undersigned submit these recommendations

Bertha Waters	25 Whittier Street
Robert Carrier	18 Ball Street
Thelma Wilson	34 Williams Street
Dorothy Benders	174 Cabot Street
Alice Wise	13 Auburn Street
Marian Smolinsky	9 Elmwood Street
Helen Hanna	50 Linden Park Street
Angie Davis	1064 Tremont Street
Helen Converse	23 Elmwood
Shirley Smolinsky	11 Elmwood Street
Bertha Murphy	5 Luteman Place
Ralph D. Smith	90 Vernon Street
Eula M. White	36 Williams Street
Fodora Manning	28 Ball Street

Campus High School Urban Renewal Area

Representatives to Great and General Court

District	Ward	Name	Home Address
7th Suffolk	9 and 12	Royal L. Bolling	18 Schuyler Street
7th Suffolk	9 and 12	Michael E. Haynes	30 Haskins Street
7th Suffolk	9 and 12	Franklin W. Holgate	7 Harold Park


BOSTON
SOUTH END URBAN RENEWAL AREA
INNER BELT
PARKER HILL FENWAY GNRP AREA
S.W. EXPRESSWAY
NEW DUDLEY STREET
ROXBURY NORTH DORCHESTER GNRP AREA
WASHINGTON PARK URBAN RENEWAL AREA
EXPRESSWAY TAKING
PROPOSED HIGHWAY LINE
EARLY LAND ACQUISITION
PROJECT BOUNDARY
EARLY LAND ACQUISITION
AS OF 30 JUNE 1966
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
N
BOSTON REDEVELOPMENT AUTHORITY

S7B6B
S7B7
S7B5B
S7B6A
S7B5C
S7B4B
S7B5A
S7B3B
S7B4A
S7B3A
S7B2B
S7B2A
S7B1
84
78B
76
78A
88
85,86
77
70
87B,
87C
89
69B
101
87A
69A
90
102
96B
91
96D
103
96C
100
92,93
99
95
94
96A
97,98
105
108
107
62
131A
132
131
EARLY LAND ACQUISITION
PROJECT BOUNDARY
ASSESSOR'S BLOCK NUMBERS
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
N
BOSTON REDEVELOPMENT AUTHORITY

R3
R2
R1
S2
S3
CENSUS TRACTS BOUNDARY
EARLY LAND ACQUISITION
PROJECT BOUNDARY
CENSUS TRACTS AND BLOCKS
JUNE 1960
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA
BOSTON REDEVELOPMENT AUTHORITY

B65R.CaD REFERENCE ~~B65R.B~~

DATA BANK

CAMPUS HIGH

DATE | ISSUED TO